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Income/Expense Analysis For Office Buildings

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Foreword

On behalf of BOMA International, I am pleased to present the *1989 BOMA Experience Exchange Report*. For 69 years it has been the premier source of detailed industry income and expense information. In addition, among its many users, the *Experience Exchange Report* serves as an invaluable planning and budgeting resource.

The *1989 Experience Exchange Report* has been designed with the user in mind. The tables contain a high level of detail, yet they are easy to read and interpret. Moreover, the data are presented in a number of ways in order to simplify comparisons between different types of properties.

This year the material has been enhanced by the introduction of new data processing methods. As a result, readers will benefit from rigorous quality control procedures imposed to carefully screen the data. Even more importantly, users of the *Experience Exchange Report* can continue to have confidence in the data because the new data processing methods ensure that the information is more reliable than ever before.

I would like to join members of the Experience Exchange Report Section and the staff at BOMA International in thanking all who participated in the *1989 BOMA Experience Exchange Report* Survey. Your continued support ensures the success of the publication.

Norman J. Short, RPA
Chairman
Experience Exchange Report Section

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We are indebted to the members of the Experience Exchange Report Section and the following BOMA members for their continuing support and invaluable guidance in the advancement of the *Experience Exchange Report*:

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BOMA International would like to recognize those individuals contributing building data to the survey. Each and every participant is an important part of this publication, and only through these efforts are we able to present this information to the industry. We would also like to thank BOMA Executives, Presidents, and members for volunteering long hours in the promotion of the *Experience Exchange Report* survey drive.

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A User's Guide

The *BOMA Experience Exchange Report* provides published tables of operating income and expense data for office buildings throughout North America. The data is based on a voluntary survey of over 4,000 office building owners and managers whose buildings represent a wide and varied selection of office space. Building owners and managers receive the survey forms (Appendix A contains a sample form) in January of each year and return the forms to BOMA International by March 15th. BOMA International reviews the forms and compiles the data statistically into tables during April and May; publication and distribution of the book occurs in June.

Data Compilation

A completed *Experience Exchange Report* survey form contains information about a building's yearly operating costs and rental income, as well as data on the building's use and operating characteristics. The income and expense data is categorized according to the functional accounting categories outlined in the BOMA Functional Accounting Guide. Respondents are asked to measure and report space according to the *BOMA/ANSI Standard Method for Measuring Floor Area in Office Buildings* (Appendix C).

How Data Contributors Benefit

Building owners and managers who complete the survey forms each year not only support one of the industry's leading tools for monitoring and analyzing building performance but also receive an Expense Performance Comparison analysis for each building they submit. The Expense Performance Comparison analysis compares a respondent's actual operating expenses with similar buildings in their area on a line-by-line basis.

Organization of the *Experience Exchange Report*

The following material presents an explanation of how to interpret the data figures presented in the analyses.

The *Experience Exchange Report* contains four major sections of analyses: U.S. Private Sector, U.S. Government Sector, Canada Private Sector, and Canada Government Sector. Within each sector the analyses are grouped according to Cities, Special Studies, and National Cross-Tabulations. The city analyses appear in alphabetical order, with up to 12 analyses for each city. For each city, depending on sample size, sub-analyses distinguish building performance according to location (downtown vs. suburban) and building size.

Special studies contain analyses on specific types of office buildings, including comparisons of buildings reporting each year, all-electric buildings, and single purpose buildings.

The National Cross-Tabulations grouping provides analyses sorted by building location, age, size, and height characteristics.

With the exception of the National Cross-Tabulations tables that disaggregate buildings by occupancy levels, all of the tables reflect buildings that satisfied the following criteria in 1988:

1. At least 75% of the building rentable space is allocated to office type occupants.

2. The average occupancy level for 1988 or the office space was 50% or higher.

Thus, these tables reliably report income and expenses for properties that experienced traditionally prevalent operating conditions. The National Occupancy/Location tables report income and expenses for properties experiencing less than 50% occupancy (annual average), so that the input of lower occupancy levels on expenses can be examined.

TRENDS

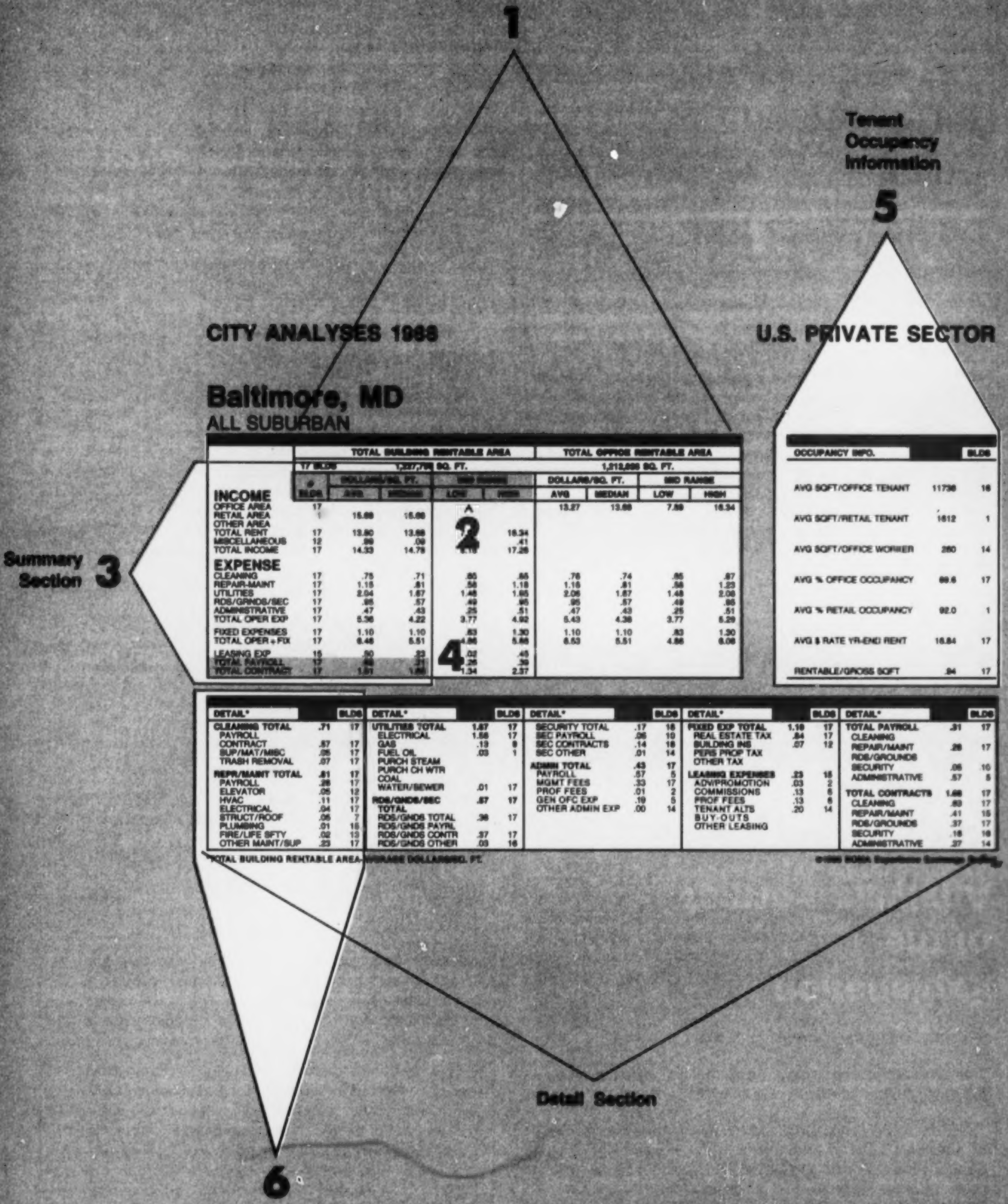
In 1987 BOMA International developed a new companion publication to the *BOMA Experience Exchange Report* called *TRENDS*. Developed from the *BOMA Experience Exchange Report's* comprehensive database, *TRENDS* provides important historical income and expense percentage change data for 5 years along with linear graphs to visually track economic activity in order to make better economic forecasts.

TRENDS is not intended as a substitute for the *BOMA Experience Exchange Report*. The *BOMA Experience Exchange Report* provides actual dollars per square foot information by city; *TRENDS* does not. For more information, please contact the BOMA International Research Department at (202) 289-7000.

Caveat

BOMA International has taken extreme care and exercised high standards of statistical procedures in processing and reporting data in this *Experience Exchange Report* and offers it as a useful service to the office building industry and the public.

However, data is presented with no warranty, either expressed or implied, as to its accuracy; BOMA International assumes no legal responsibility for the accuracy of the statistical presentations, comments, or other information contained herein. Neither does it assume any responsibility for the outcome of decisions, contracts, commitments, or obligations made on the basis of this information.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CITY ANALYSES 1988

U.S. PRIVATE SECTOR

Baltimore, MD
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	17 BLDS	1,227,788 SQ. FT.				1,212,898 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	17					13.27	13.68	7.89	16.34
RETAIL AREA	1	15.68	15.68						
OTHER AREA									
TOTAL RENT	17	13.80	13.88	[illegible]	16.34				
MISCELLANEOUS	12	.09	.09	[illegible]	.41				
TOTAL INCOME	17	14.33	14.78	[illegible]	17.28				
EXPENSE									
CLEANING	17	.75	.71	.65	.85	.76	.74	.65	.87
REPAIR-MAINT	17	1.15	.81	.58	1.18	1.15	.81	.58	1.23
UTILITIES	17	2.04	1.87	1.48	1.95	2.06	1.87	1.48	2.06
RDS/GRNDS/SEC	17	.95	.57	.49	.95	.95	.57	.49	.95
ADMINISTRATIVE	17	.47	.43	.25	.51	.47	.43	.25	.51
TOTAL OPER EXP	17	5.36	4.22	3.77	4.92	5.43	4.38	3.77	5.29
FIXED EXPENSES	17	1.10	1.10	.83	1.30	1.10	1.10	.83	1.30
TOTAL OPER + FIX	17	6.46	5.51	4.86	5.86	6.53	5.51	4.86	6.06
LEASING EXP	15	.30	.23	.02	.45				
TOTAL PAYROLL	17	.48	.31	.26	.39				
TOTAL CONTRACT	17	1.51	1.68	1.34	2.37				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11736	16
AVG SQFT/RETAIL TENANT	1612	1
AVG SQFT/OFFICE WORKER	260	14
AVG % OFFICE OCCUPANCY	89.6	17
AVG % RETAIL OCCUPANCY	92.0	1
AVG $ RATE YR-END RENT	16.84	17
RENTABLE/GROSS SQFT	.94	17

DETAIL*		BLDS
CLEANING TOTAL	.71	17
PAYROLL		
CONTRACT	.67	17
SUP/MAT/MISC	.05	17
TRASH REMOVAL	.07	17
REPR/MAINT TOTAL	.81	17
PAYROLL	.28	17
ELEVATOR	.05	12
HVAC	.11	17
ELECTRICAL	.04	17
STRUCT/ROOF	.06	7
PLUMBING	.01	16
FIRE/LIFE SFTY	.02	13
OTHER MAINT/SUP	.23	17

DETAIL*		BLDS
UTILITIES TOTAL	1.87	17
ELECTRICAL	1.68	17
GAS	.13	9
FUEL OIL	.03	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.01	17
RDS/GNDS/SEC TOTAL	.57	17
RDS/GNDS TOTAL	.36	17
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.37	17
RDS/GNDS OTHER	.03	16

DETAIL*		BLDS
SECURITY TOTAL	.17	16
SEC PAYROLL	.06	10
SEC CONTRACTS	.14	16
SEC OTHER	.01	14
ADMIN TOTAL	.43	17
PAYROLL	.57	5
MGMT FEES	.33	17
PROF FEES	.01	2
GEN OFC EXP	.19	5
OTHER ADMIN EXP	.00	14

DETAIL*		BLDS
FIXED EXP TOTAL	1.10	17
REAL ESTATE TAX	.84	17
BUILDING INS	.07	12
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.23	15
ADV/PROMOTION	.03	2
COMMISSIONS	.13	6
PROF FEES	.13	6
TENANT ALTS	.20	14
BUY-OUTS		
OTHER LEASING		

DETAIL*		BLDS
TOTAL PAYROLL	.31	17
CLEANING		
REPAIR/MAINT	.28	17
RDS/GROUNDS		
SECURITY	.06	10
ADMINISTRATIVE	.57	5
TOTAL CONTRACTS	1.68	17
CLEANING	.63	17
REPAIR/MAINT	.41	15
RDS/GROUNDS	.37	17
SECURITY	.16	16
ADMINISTRATIVE	.37	14

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Sample Analysis

Explanation of the Analysis Format

The basic format of the analyses contained in the *BOMA Experience Exchange Report* consists of three sections. The top lefthand section provides income and expense Summary Data, the righthand provides Tenant/Occupancy Information, and the bottom portion supplies Expense Detail Data.

Summary Section

This section provides summary totals for 6 income and 11 expense categories.

The left side of the upper Summary Section presents income and expense figures for the Total Building Rentable Area (Office + Retail + Other). The right side provides figures for Total Office Rentable Area only. Most survey respondents use the *BOMA/ANSI Standard Method for Measuring Floor Area in Office Buildings* (Appendix C) to determine rentable area.

Under the Total Rentable Area headings are the number of buildings reporting in the analysis and the corresponding total building and total office square footage of those buildings.

1

	TOTAL **BUILDING RENTABLE** AREA	TOTAL **OFFICE RENTABLE** AREA
17 BLDS	1,227,796 SQ. FT.	1,212,028 SQ. FT

For all categories in the Summary Section, four types of data are provided: Average, Median, Mid-Range, and Number of Buildings.

2

# BLDS	DOLLARS/SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH

The following set of fictitious data for 10 buildings demonstrates how these figures are calculated.

Cleaning Costs *(Theoretical)*

Building #	Square Feet	$	Expense
1	134,000	$	73,700
2	79,000	$	53,720
3	280,000	$	235,200
4	121,000	$	110,110
5	590,000	$	566,400
6	91,000	$	92,820
7	1,222,000	$	1,295,320
8	455,000	$	495,950
9	260,000	$	291,200
10	195,000	$	243,750
	3,427,000	$	3,458,170

The Average is calculated by adding all dollars, then all square footage, and dividing total dollars by total square footage.

$$\frac{\text{Total Dollars}}{\text{Total Sq. Ft.}} = \text{AVERAGE Dollars per Square Foot}$$

OR

$$\frac{\$3{,}458{,}170}{\$3{,}427{,}000} = \$1.009 \text{ per Square Foot}$$

Building	Square Feet	$ Expense	Average/Sq. Ft.	
1	134,000	$ 73,700	$ .55	
2	79,000	$ 53,720	$ .68	
3	280,000	$ 235,200	$ .84	
4	121,000	$ 110,110	$ .91	.96
5 *MEDIAN*	590,000	$ 566,400	$ .96	+1.02
6 *THE HALFWAY*	91,000	$ 92,820	$1.02	1.98 ÷ 2 = .99
7 *POINT OF THE*	1,222,000	$1,295,320	$1.06	
8 *NUMBER OF*	455,000	$ 495,950	$1.09	
9 *DATA ITEMS*	260,000	$ 291,200	$1.12	
10	195,000	$ 243,750	$1.25	

This method is a true average in that it measures the cost or income per square foot without reference to the number or size of buildings contributing data. Buildings with larger amounts of square feet will affect the average value more than smaller buildings. This effect is most noticeable in analyses with few buildings reporting, especially if the large buildings report unusual income or expense figures.

This is one reason the *Experience Exchange Report* provides as many size group breakdowns as possible for each city, and includes medians and mid-ranges, to allow greater ability to judge the usefulness of each statistic.

The Median is a true measure of the midpoint of the data. To obtain a Median for the 10 sets of data in the following example, the dollars per square foot for each building are arrayed from the lowest value to the highest. Then the computer simply counts halfway through the data and finds the number that lies at the midpoint.

The Mid-Range is calculated by a formula that determines the upper and lower hinge values.

The Mid-Range is an indication of the middle 50% of the data; the Low Mid-Range figure is the number below which 25% of the data items lie, and the High Mid-Range figure is the number above which 25% of the data items lie. The result is a "bracket set" of figures that shows a range of 25% on either side of the center.

The Mid-Range shows the user the distribution of the data range. For data categories with three buildings or fewer, no Mid-Range will be shown.

	Building		Square Feet	$ Expense	Average/Sq. Ft.	
1/4 (25%)	1		134,000	$ 73,700	.55	
	2		79,000	$ 53,720	.68	
	3		280,000	$ 235,200	.84	
1/2 (50%)	4	*Mid-50% RANGE: 1/4 (25%) FROM THE FIRST AND LAST DATA ITEMS*	121,000	$ 110,110	.91	*THIS IS THE MID-RANGE- THE MIDDLE 50%*
	5		590,000	$ 566,400	.96	
	6		91,000	$ 92,820	1.02	
	7		1,222,000	$1,295,320	1.06	
	8		455,000	$ 495,950	1.09	
1/4 (25%)	9		260,000	$ 291,200	1.12	
	10		195,000	$ 243,750	1.25	

If most building reports show similar amounts, the Mid-Range will be close to the Median:

1	.65		
2	.74		
3	.79		
4	.81		
5	.84	*Median*	*Mid*
6	.88	*.86*	*Range*
7	.91		
8	.96		
9	1.01		
10	1.12		

For this set the corresponding analysis would look like this:

#	DOLLARS/SQ.FT.		MID RANGE	
BLDS	**AVG**	**MEDIAN**	**LOW**	**HIGH**
10		.86	.78	.96

However, if the reports show a great variance in data, then the Mid-Range will show a wide spread:

1	.31		
2	.33		
3	.42		
4	.66		
5	.85	*Median*	*Mid-*
6	.99	*.92*	*Range*
7	1.05		
8	1.16		
9	1.21		
10	1.29		

This analysis line would read as follows:

#	DOLLARS/SQ.FT.		MID RANGE	
BLDS	**AVG**	**MEDIAN**	**LOW**	**HIGH**
10		.92	.42	1.16

The Number of Buildings (BLDS) shows the exact number of buildings supplying data for each income or expense category. It is an extremely significant figure because the number of buildings may vary per income or expense line item. Even if 20 buildings reported data for a particular city, it would not be unusual for only 12 of those buildings to provide data on, for example, elevator repair expenses. This value is therefore a measure or indicator of data quality: The larger the number, the more reliable the calculation of averages.

Income and Expense Categories

Income summary categories in the *Experience Exchange Report* include Office Area, Retail Area, Other Area, Total Rent, Miscellaneous, and Total Income.

Expense summary categories in the *Experience Exchange Report* include Cleaning, Repairs and Maintenance, Utilities, Roads/Grounds/Security, Administrative, Total Operating Expenses, Fixed Expenses, Total Operating and Fixed Expenses, Leasing Expenses, Total Payroll, and Total Contracts.

3

	#	DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	17				
RETAIL AREA	1	15.68	15.66		
OTHER AREA					
TOTAL RENT	17	13.60	13.66	7.92	16.34
MISCELLANEOUS	12	.99	.09	.02	.41
TOTAL INCOME	17	14.33	14.78	8.18	17.26
EXPENSE					
CLEANING	17	.75	.71	.65	.85
REPAIR-MAINT	17	1.15	.81	.58	1.18
UTILITIES	17	2.04	1.67	1.48	1.96
RDS/GRNDS/SEC	17	.96	.57	.49	.95
ADMINISTRATIVE	17	.47	.43	.25	.51
TOTAL OPER EXP	17	5.36	4.22	3.77	4.92
FIXED EXPENSES	17	1.10	1.10	.83	1.30
TOTAL OPER+FIX	17	6.46	5.51	4.86	5.86
LEASING EXP	15	.50	.23	.02	.45
TOTAL PAYROLL	17	.65	.31	.26	.39
TOTAL CONTRACT	17	1.91	1.66	1.34	2.37

In the Expense Summary Section, two line items are not actually separate expenses, but a combination of components of other categories. These line items are the Total Payroll and Total Contracts categories.

4

TOTAL PAYROLL	17	.65	.31
TOTAL CONTRACT	17	1.91	1.66

Tenant/Occupancy Information

The upper right section of the analysis provides information on the tenant and occupancy characteristics of the buildings reporting. For each tenant/occupancy item the figure in the first column is the statistical value while the figure in the second column represents the number of buildings reporting that item.

5

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11736	16
AVG SQFT/RETAIL TENANT	1612	1
AVG SQFT/OFFICE WORKER	260	14
AVG % OFFICE OCCUPANCY	89.6	17
AVG % RETAIL OCCUPANCY	92.0	1
AVG $ RATE YR-END RENT	16.04	17
RENTABLE/GROSS SQFT	.94	17

Tenant/Occupancy information is calculated as follows:

Average Square Feet Per Office Tenant

The Average Square Feet Per Office Tenant is computed by first calculating the actual occupied square footage of each building in the sample by multiplying the square footage of office space in each building by its office occupancy rate. These occupied square footages are then totaled for the entire sample.

Next, the number of tenants is totaled for the sample. Finally, the number of tenants is divided into the total amount of occupied office space to obtain the Average Square Feet Per Office Tenant.

Average Square Feet Per Retail Tenant

The Average Square Feet Per Retail Tenant is calculated in the same manner as that for office tenants except of course using retail space, retail occupancy rates, and retail tenants.

Average Square Feet Per Office Worker

Once again the Average Square Feet Per Office Worker is calculated similarly to the previous descriptions with the exception of using office space, office occupancy, and building population information.

Average Office Occupancy and Average Retail Occupancy

Average Office Occupancy and Average Retail Occupancy are calculated in a manner similar to the prior items. First, the actual occupied square footage of each building is calculated by taking the square footage of the office (or retail) space and multiplying by the office (or retail) occupancy rate. These occupied square footages are then totaled for the entire sample. Next, the total office (or retail) square footages are totaled for the entire sample. Finally, the total occupied office (retail) square footage is divided by the total office (or retail) square footage to obtain the average occupancy rate.

Average Rate Year-End Rent

The Average Rate Year-End Rent is the average of the base rate of the last space rented during calendar year 1988 and is calculated the same way as all other averages. The year-end base rent for each building is first calculated by multiplying the year-end dollar per square foot base rent by the square footage of office space. The calculated dollar amounts are totaled and then divided by the summation of office space.

Rentable/Gross Square Feet

Rentable/Gross Square Feet is calculated by totaling the "Total Construction Area of Building" figures for the sample, then totaling the "Total Rentable Square Feet" figures, and dividing the total of the Construction Area into the total of the "Total Rentable Square Feet." This statistic is designed to give the average efficiency ratio of the buildings in the sample.

Expense Detail Section

The bottom section of each analysis provides expense detail information. These expenses are components of the summary expense categories given in the upper Expense Summary Section. Over 50 individual expense detail categories are provided. A sample of this section:

6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.71	17
PAYROLL		
CONTRACT	.57	17
SUP/MAT/MISC	.05	17
TRASH REMOVAL	.07	17
REPR/MAINT TOTAL	.81	17
PAYROLL	.28	17
ELEVATOR	.05	12
HVAC	.11	17
ELECTRICAL	.04	17
STRUCT/ROOF	.05	7
PLUMBING	.01	15
FIRE/LIFE SFTY	.02	13
OTHER MAINT/SUP	.23	17

In the lower Expense Detail Section only an Average figure is given for an expense detail category along with the Number of Buildings reporting that category. All Average figures represent Total Building Rentable Area.

The category totals in the Expense Detail Section will often vary slightly, in both dollar total and number of buildings, from the expense summary figures in the Summary Section. This is due to the format of the survey form. The front page of the EER survey form provides the Summary Section and Tenant/Occupancy Information figures. The back page, which is optional to the survey respondent, supplies Expense Detail data.

Many respondents report zero values for detailed expense categories (zero and blank responses are treated equivalently). In order to incorporate as much information as possible into the analyses, each expense item in the analysis is calculated separately according to the number of buildings responding to that survey question. This data compilation system allows use of individual data items even when a form is incomplete. The component figures, including the Expense Detail totals, stand by themselves. Consequently, the Number of Buildings statistic is very important when examining an analysis; it reveals how many buildings actually responded to a survey question.

In short, each statistic, whether an individual component or total category, can be considered meaningful in its own right and representative of the widest amount of data available.

Answers to Frequently Asked Questions

1. How are the statistics presented?

All data is presented in dollars per square foot per year based on the income and expense dollars incurred during the calendar/fiscal year 1988. For instance, 11.02 should be read as $11.02 per square foot per year. Canada analyses are reported in Canadian dollars.

2. What unit of floor measurement are these dollars applied against?

Most calculations are in Rentable Square Feet, or an equivalent floor measurement method as in the case of single, special purpose, and government buildings. Survey respondents are asked to report rentable square feet according to the *BOMA/ANSI Standard Method for Measuring Floor Area in Office Buildings* (Appendix C).

3. How are the income and expense categories determined?

The income and expense categories presented in the EER are based on functional accounting categories common throughout the office building industry. These categories are defined in the BOMA Functional Accounting Guide as well as the actual Survey Form (Appendix A).

4. Why don't the figures in the individual expense detail categories add up to the expense totals?

Each individual category, including the "Totals" category, stands by itself. In order to provide the most complete analysis of data possible, the system allows the use of individual data items, even when a survey form is incomplete. For example, a survey report may only provide information on Cleaning and Utilities. These two items will be used to compute statistics in these two categories, but the report will be removed from any totals computations and any other statistic where it did not provide information.

In short, each statistic, whether an individual category or a category "total," can be considered meaningful in its own right and representative of the widest amount of data available.

5. If a building does not provide dollar information for an item, is that building's square footage still used in the calculation?

No. When dollar information is not provided, the square footage for that building is removed from the calculation. This is why the number of buildings is shown for each category.

6. Where do I find energy costs?

Energy costs are the major component of the "Utilities" category. The only other component of this category is Water/Sewer, which tends to be a relatively small amount. Therefore, for general use purposes, the "Utilities" category may be considered to be energy.

7. How can I find out the cost per rented square foot?

"Office Rented" statistics, roughly comparable to those in older editions of the EER, can be derived by simply dividing any desired office area dollar statistic by the average occupancy rate.

8. Is the "average rate year-end rent" the current market rental rate?

No. This data figure does not reflect current market rental rate for several reasons.

First, it is a simple average of the amounts provided by the surveys that responded to the question: "The last time you leased office space during this reporting period, what was its annual base rental rate?"

Second, "the last time you leased space" could have been early in the reporting year. At the latest, it would be as of December 31, 1988. Therefore it can never be a "current" figure.

However, it does provide a strong indicator of the actual, contracted rate at which space was leased, generally during the latter part of the year. In this respect it may vary from the "asking price" in any city and may therefore be a better basis for projecting achievable income if no significant changes in the market have occurred since the time the data was collected.

9. In an analysis, does the Number of Buildings figure equal the number of survey reports used in that analysis?

No, the number of buildings does not necessarily indicate the number of survey reports in each analysis, because a single report may be filed for more than one building. For instance, a survey may be filed on a complex of several buildings using a single accounting system. Therefore, a Number of Buildings (# BLDS) figure indicating 10 buildings may actually be compiled from only six survey reports, with one or more reports containing more than one building. This factor affects the data in two ways.

First, a data item will show a Mid-Range only when four or more buildings report that item. But, regardless of the number of buildings shown, if only three or fewer reports provided data, no Mid-Range will be given.

Second, reports with more than one building are eliminated in analyses of multiple building characteristics, such as city size groups, because multiple building reports usually aggregate buildings of different sizes, ages, and/or heights. Removing multiple building reports allows the most accurate cross-tabulation analyses to be provided. Consequently, the number of buildings in the size grouping will often be less than the number of "All Downtown" or "All Suburban."

10. Whom may I contact for further information?

The BOMA International Research Staff in Washington, DC, will respond to all inquiries on EER calculations and procedures. You may contact them at (202) 289-7000.

A Note on Data Processing and Use of the Tables

The statistics published in the *Experience Exchange Report* can be only as good as the data provided on survey forms, and the quality with which this data is entered and processed to produce the publication's tables of statistics. The research staff at BOMA International continually strives to improve the quality of this process to assure that the users of the statistics are not misled by erroneous or non-representational numbers. Nevertheless, data processing for an industry as diverse as the office building industry inherently contains many assumptions and conditions of which the reader should be aware.

Representativeness

In any typical metropolitan area, the number of office buildings is quite large, relative to the number for which data was received. This fact raises the question of how representative are the respondent properties of the population as a whole. For larger properties (those in excess of 100,000 square feet), the answer is "relatively good"; because there are fewer larger properties in a city, because the variations in expense performance are smaller among larger properties, and because the number of survey forms received is proportionately higher for larger properties, the data tends to be more reliable.

Variations in building size, age, height, occupancy, and management can and do affect individual income or expense line-items, however; that is the reason for publishing so many different tables. Unfortunately, the downside to this approach is that many tables contain statistics based on so few buildings that the input data is less likely to be representative of all office buildings conforming to that table's characteristics (location, occupancy, size, etc.).

Practically speaking, a safe approach is to start with the statistics in a table for all downtown or all suburban buildings in a city, then use the national cross-tabulation tables to identify the trend in a line-item as it relates to building size, occupancy, height, or age to extrapolate the result desired.

A critical number to examine is the number of buildings which provide data for a given line-item, such as cleaning expenses. If the number is much less than 25, then the resulting statistics in the table should be considered with caution.

Differences between the average value and the median value for a line-item provide clues to the diversity of the underlying sample. If the difference between the average and the median values is large, then the sample of buildings providing data may contain a few very large buildings and many smaller properties. Furthermore, the large buildings are reporting very different income (or expenses) than are the smaller properties. If the user's building is smaller, then the median values should be considered more heavily; if the user's building is larger, then the average values will be more representative.

Content of Line-Items

The statistics reported for each line-item are based on the data provided by building managers for that line-item. But what data do building managers provide for a given line-item? Does it cover the same building functions and operations in all buildings? In the case of very specific line-items, such as appear on the back page of the survey form (see Appendix A), the data is more likely to be reflective of what the line-item describes, and in accordance with the descriptive material in BOMA International's *Functional Accounting Guide and Chart of Accounts*. For the more broad line-items reported on the front page of the survey form, however, the reader must assess how likely are building managers to interpret the survey questions in a particular way.

BOMA International has altered the processing of data for some line-items to produce more reliable and consistent statistics, however. In the Leasing Expense category, the survey form asks for leasing expenses on both a direct expense and an amortized basis. These two responses are added to report the total leasing expense for the year. This is a change from previous years, when the survey form requested leasing expenses on a cash basis only. What was reported by building managers was less obvious, because many of them do not account for leasing expenses on a cash basis.

This year, the survey form splits out commission expenses from legal and other professional fees to conform with the new Chart of Accounts, and in keeping with current industry practice.

Another source of confusion involves the reporting of total expenses. If a building manager reports component expenses for, say, cleaning and administration, but neglects utilities, repairs/maintenance, and roads/grounds/security, is it appropriate to include this respondent's total expenses (equal to the sum of cleaning and administration only) in the calculation of statistics for total expenses? This year, the calculation of statistics for total expenses includes only those buildings for which the manager provided data on cleaning, repairs and maintenance, and utilities, unless the total expenses reported by the building manager exceeded the sum of these three components. In other words, the statistics for total expenses will not include data from buildings in which the manager implied that no utilities were consumed, or the building required no repairs and maintenance, or cleaning.

Similarly, the calculation of Total Operating Plus Fixed Expenses now excludes those buildings for which no fixed expenses were reported.

The data processing this year contains several new checks for quality control. For example, the proportion of space occupied by the owner of a building varies widely, yet property managers collectively are not consistent in how they report income and expenses. Some managers charge expenses to the owner-occupied space, but do not report the corresponding rent. These discrepancies were detected and corrected this year.

Averages and Medians

Some confusion has arisen when users of the *Experience Exchange Report* attempt to compare the detailed breakout of expenses, as reported on the back page of the survey form, with the totals reported on the front page. In prior years, the median statistic only was calculated for data on the back page. This year, the average, or statistical mean is reported for data on the back page, so that these averages can be compared more readily with the averages reported on the front page.

The lower and upper mid-range values are intended to report the quartile values for a distribution. In other words, for a given line-item, the lower mid-range value should be the value for that building that is one fourth from the bottom of the values. When the number of buildings reporting is small, however, the one-fourth mark (or three-fourths mark for the upper value) may not correspond exactly to a specific building. This year, to improve the reliability of what is reported, the lower and upper mid-range values are the true hinges. The formula for calculating hinges is not presented here but is contained in many statistical methods manuals; basically, it involves calculating an average value between the two building values that are just below and above the one-fourth level (or three-fourths level).

For example, if a given table reports data for eight buildings, and the data from these eight buildings is ordered from lowest value to highest, then the lower hinge is calculated by averaging the values for buildings number two and three (from the bottom), and the upper hinge is calculated by averaging the values for buildings number seven and eight (from the bottom). The median is calculated by averaging the values for buildings four and five (from the bottom).

Control Samples, and Measuring Trends

For many years the *Experience Exchange Report* has contained, as it does this year, tables of statistics for income and expenses for control samples: either two year or five year control samples. What this means is that the statistics reported for two different years, for example, are based on data supplied by the sample buildings in both years. Thus, changes from year to year are expected to be more reliable because the same buildings are reported in both years. This approach is intended to avoid the problem that arises when differences are calculated based on all buildings reporting in each of two years. In this latter situation, if the composition of the sample changes, are the changes in expenses from one year to the next attributable to changes in the industry, or changes in the samples reporting each year?

Unfortunately, control samples contain a bias, which is often referred to as a regression to the mean. For reasons that do not merit detailed explanation here, the use of control samples tends to underestimate increases in income from the first year to the second, and overestimate increases in expenses. The result is that estimates of changes in net operating income are biased downwards. This bias becomes more exaggerated in five year control samplesstatistics based on buildings that are reported for five consecutive years.

The *Experience Exchange Report* contains these control sample tables this year to assure continuity for those users who find them to be valuable. However, the analytical articles prepared for the Canada and United States statistics contain the results of a more reliable method for determining year to year changes in industry income and expenses. The reader interested in these trends should read the appropriate analytical discussions.

Monetary Conversion Factors for Annual Inflation Rates: Canada

And you want dollars in one of these years, then multiply the original value by:

		1982	1983	1984	1985	1986	1987	1988
If the original value occurred in this year	1982	1.00	1.08	1.14	1.19	1.24	1.29	1.34
	1983		1.00	1.06	1.10	1.15	1.20	1.24
	1984			1.00	1.04	1.08	1.13	1.17
	1985				1.00	1.04	1.08	1.13
	1986					1.00	1.04	1.08
	1987						1.00	1.04
	1988							1.00

Monetary Conversion Factors for Annual Inflation Rates: United States

And you want dollars in one of these years, then multiply the original value by:

		1982	1983	1984	1985	1986	1987	1988
If the original value occurred in this year	1982	1.00	1.06	1.09	1.14	1.18	1.23	1.28
	1983		1.00	1.03	1.08	1.12	1.17	1.21
	1984			1.00	1.04	1.08	1.13	1.18
	1985				1.00	1.04	1.09	1.13
	1986					1.00	1.04	1.09
	1987						1.00	1.05
	1988							1.00

Overview of the 1989 Survey Data

Alton J. Penz, Ph.D., RPA
Research Department, BOMA International

The 1989 BOMA *Experience Exchange Report* includes data for over 4,100 office buildings located throughout North America. This sample includes 3,306 U.S. private sector properties, 476 government office buildings in the United States, 162 privately held Canadian properties, and 162 government buildings in Canada (Table 1). In total, this sample covers over 700 million square feet of office space in North America.

The *Experience Exchange Report* includes a significant number of smaller office buildings, and the number continues to grow each year. Approximately 20 percent of the buildings reported are smaller than 50,000 square feet. The average amount of space per building in the sample this year is 182,000 square feet, in contrast with an average size last year of 194,000 square feet. Nevertheless, because of their size, the larger buildings dominate the statistical average values (but not the median values) in those tables that do not distinguish buildings by size.

The survey process solicited responses from property managers throughout many North American cities, and 109 cities are represented this year by three or more properties. Buildings included in this survey are not all owned or managed by members of BOMA. Yet the responses, because they are voluntary, probably reflect the experience of the more efficiently managed office properties in the United States and Canada. For every property included in the statistical tables, over 75 percent of the rentable space is allocated to office type activities. Unless stated otherwise, each property included in a statistical table maintained an average occupancy level for the year greater than 50 percent. In fact, over three quarters of the properties so included experienced occupancy levels for the year in excess of 75 percent, and the average occupancy level is typically about 90 percent (see the separate analyses of U.S. and Canadian markets).

The analysis of the data, presented in separate discussions that follow, relies heavily on the comparison of reported performance for buildings in 1987 versus 1988. To assure that the analysis reflects trends in the industry as opposed to changes in the sample of all properties reporting to the *Experience Exchange Report*, control samples are employed. These control samples are composed of all respondents who reported in two or more years. Comparison of their reports from one year to the next, for the same buildings, is more likely to reveal the effects of changes in the industry (both space markets and operating environments) than is a comparison of all respondents to the *Experience Exchange Report* each year.

Nevertheless, the reader should be aware that the analyses of these control samples, as they are constructed in this study, tends to produce a negative bias in the reported overall performance, as the data in Table 2 reveals. For those respondents included in a control sample, reported income does not rise as much, and reported expenses tend to rise more than the comparable values for the sample as a whole.

Furthermore, many respondents report the results of more than one building on a survey form, and the number of buildings reported by a respondent may change from one year to the next. Because these shifts are small, these respondents are included in the control samples, and this is the reason why the number of buildings and the total square footage covered by a control sample may change from one year to the next.

DATABASE SOURCES:
1989 EXPERIENCE EXCHANGE REPORT
(Data for Calendar Year 1988)

	Buildings	Sq. Ft. (000s)
U.S. Private		
Downtown	1,392	376,897
Suburban	1,914	178,894
Total	3,306	555,791
Canada Private		
Downtown	128	36,952
Suburban	34	5,094
Total	162	42,046
U.S. Government		
Downtown	449	68,782
Suburban	27	8,903
Total	476	77,685
Canada Government		
Downtown	133	20,228
Suburban	29	4,983
Total	162	25,211
TOTAL	**4,108**	**700,733**

The Totals include rural buildings so that they may exceed the sum of Downtown and Suburban values.

Table 1

COMPARISON OF ALL RESPONDENTS WITH A CONTROL SAMPLE

U.S. Private Sector (Percent change, 1987-1988)
All Respondents: 3,055 Buildings, 555 million sq. ft.
Control Respondents: 1,853 Buildings, 371 million sq. ft.

	All Respondents	Control Group
Average rent increase	9.2%	7.1%
Average total expense increase	5.3%	4.9%

CANADA Private Sector (Percent change, 1987-1988)
All respondents: 162 Buildings, 42 million sq. ft.
Control respondents: 83 Buildings, 25 million sq. ft.

	All Respondents	Control Group
Average rent increase	9.3%	8.4%
Average total expense increase	1.9%	3.3%

Table 2

United States Analyses

U.S. Office Building Performance Improves In Spite of Soft Markets

Dr. Alton J. Penz, Ph.D., RPA

U.S. Private Sector

Office building owners and managers who reported to the *Experience Exchange Report* for calendar year 1988 suggest that operating performance has improved over 1987, even in the face of soft office markets. In contrast with the analysis of this data for both 1986 and 1987 which revealed drops in estimated net operating income on a real basis (adjusted for inflation), this year's analysis suggests that building owners and managers achieved a real gain in 1988.

Based on a comparison of performance for properties that were reported in both 1987 and 1988, total income increased by 7.1 percent, total operating, fixed, and leasing expenses increased by 5.1 percent, and estimated net operating income rose by 9.6 percent nominally, and by 5.2 percent, adjusted for a 4.1 percent inflation rate (Table 1).

According to the data presented in Table 1, the median values did not reveal as bright a picture, which suggests that smaller office properties did not fare as well as did the larger properties. The larger properties dominate the results calculated on the basis of averages, and the smaller properties dominate the results based on analysis of median values.

No particular income or expense line-item dominated the results, as Table 1 reveals. Whereas office income rose, in fact retail income dropped, which reflects a drop in average retail occupancy levels (see Table 2). In contrast with previous years when cleaning expenses changed little from year to year, average cleaning expenses rose on a nominal basis by 3.8 percent between 1987 and 1988. In the other direction, fixed expenses (primarily composed of property taxes) that usually rise by 10 percent or more rose by 6.5 percent between 1987 and 1988.

Average net operating income (NOI) can be estimated by subtracting from the average value of reported total income the average value of total expenses. Average NOI rose by $0.65 per square foot last year, an increase of 9.6 percent.

INCOME EXPENSE COMPARISONS: 1987-1988
U.S. PRIVATE SECTOR

Control Sample
1,840 Buildings, 371.5 million sq. ft.
U.S. Dollars per sq. ft.

	MEDIANS[1]			AVERAGES[1]		
	1987	1988	%Change	1987	1988	%Change
INCOME						
Office	11.84	12.64	6.7	14.41	15.24	5.7
Retail	14.79	14.16	-4.2	17.67	16.65	-5.8
Total Income	12.39	12.98	4.8	15.22	16.30	7.1
EXPENSES						
Cleaning	0.75	0.78	4.0	1.06	1.10	3.8
Repairs/Maintenance	0.83	0.87	4.8	1.31	1.39	6.1
Utilities	1.54	1.62	5.2	1.70	1.78	4.7
Roads/Grounds/Security	0.31	0.34	9.7	0.44	0.46	4.5
Administrative	0.68	0.71	4.4	0.76	0.78	2.6
Total Operating Expenses	4.33	4.50	3.9	5.26	5.45	3.6
Fixed Expenses	1.48	1.52	2.7	2.44	2.60	6.5
Total Operating & Fixed Expenses	5.89	6.14	4.2	7.68	8.06	4.9
Leasing	0.33	0.47	42.4	0.96	0.93	-3.1
Total Operating, Fixed & Leasing Expenses[2]				8.49	8.92	5.1
Net Operating Income (NOI)[3]				6.73	7.38	9.6
NOI Adjusted for Inflation (4.1%)					7.08	5.2

[1] Each line item is calculated on the basis of non-zero responses for that item; hence, total items may not agree with column totals.

[2] Total Operating and Fixed plus Leasing Expenses on a weighted average basis, calculated from column entries.

[3] Total Income less Total Expenses and Leasing, calculated from column entries; it is not reported by respondents.

Table 1

These results are the averaged responses of owners and managers of 1,840 office buildings containing 371 million square feet of space. Although the statistics are not shown here, a comparison of performance for all U.S. private sector properties reported in the 1988 *Experience Exchange Report* (1987 data) and in the 1989 *Experience Exchange Report* (1988 data) was consistent with the findings for the control sample. In fact, as was pointed out in the previous discussion on the data as a whole, the comparison of all properties is typically more positive than is the year to year change in performance for the properties in the control sample.

The results reported here, while indicative of trends for the entire industry, must be interpreted carefully, because the properties analyzed are not necessarily representative of the industry as a whole. For example, properties that reported an average occupancy level below 50 percent for 1988 are not included in this analysis.

Figure 1 illustrates the overall ratio of operating and fixed expenses, by expense categories, to total expenses in the U.S. private sector. Based on the complete sample of private sector respondents, fixed expenses, notably property taxes and insurance, constitute the largest source of expenses in 1988. Utilities expenses, which are almost all energy, account for a slightly lower proportion. Fixed expenses and utilities expenses account for over 50 percent of total operating plus fixed expenses.

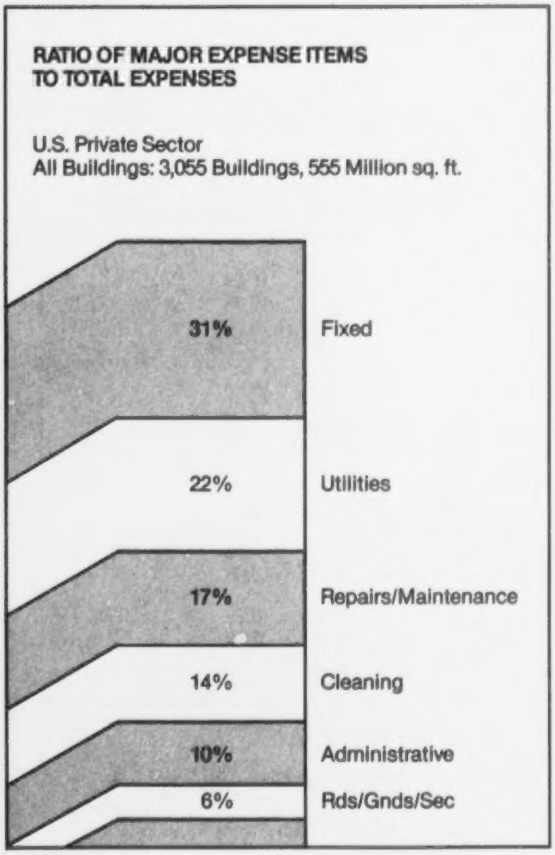


Figure 1

U.S. Government Sector

Managers of government buildings reporting to the *Experience Exchange Report*, whether they managed federal, state, county, or municipal properties, on average were able to hold expense increases to relatively small real levels, as Table 3 reveals. The data in this table, which is based on a control sample of 266 government buildings, reveals that administrative costs were the greatest source of increase in operating expenses on a proportional basis. Yet this 23.7 percent increase corresponded to a $0.09 per square foot increase. Because of its bigger base year figure, a $0.07 per square foot increase in repairs and maintenance corresponded to a 5.5 percent increase.

Overall, the buildings included in this control sample reported a 6.7 percent nominal increase in total expenses, or $0.30 per square foot. Adjusted for a 4.1 percent inflation rate, the increase in average total expenses between 1987 and 1988 was 2.3 percent.

Summary

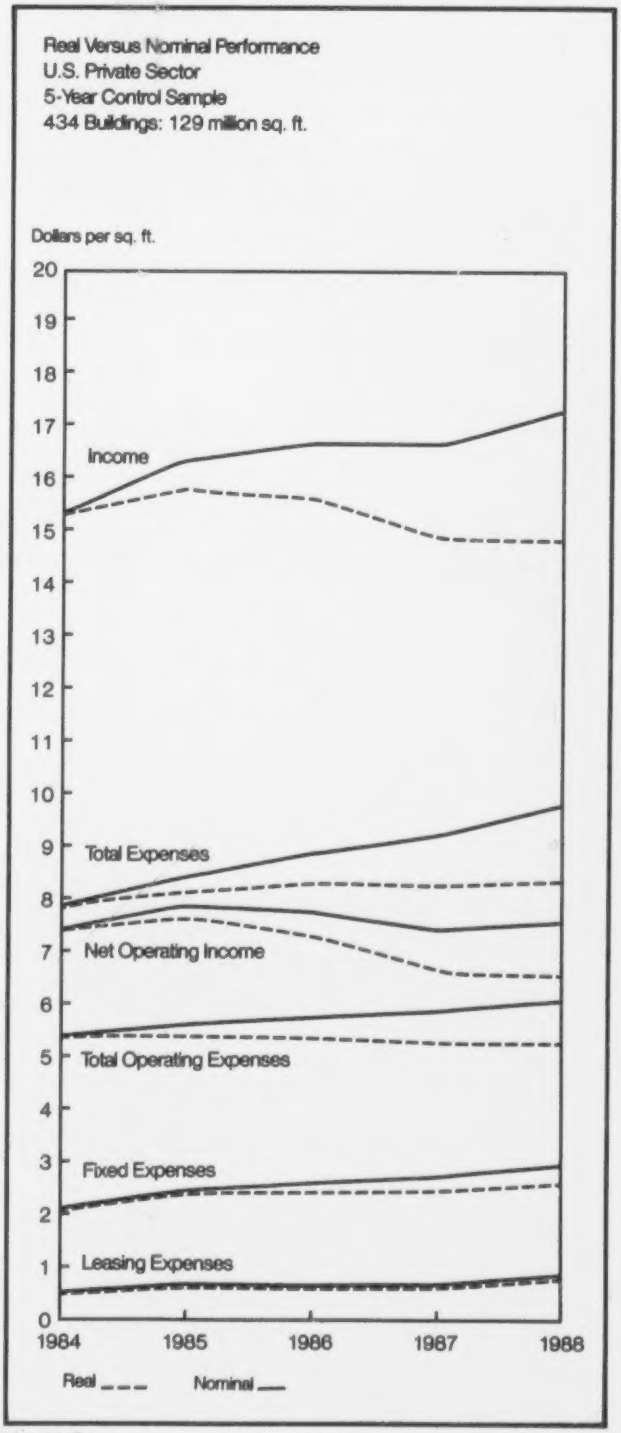
The office properties in each city (and, for each city, downtown versus suburban locations) can be expected to report performances that vary from the overall, nationally averaged results reviewed here.

The *Experience Exchange Report* contains many tables to assist in distinguishing among these differences because they are so substantial and important. Nevertheless, the overall direction and trends of the office building industry can be assessed from a review of the averaged performance results of 434 U.S. private sector properties that have reported every year for the last five years (or more).

Tables 2 and 4-5 and Figure 2 illustrate the significant impact that an excessive amount of office space on the market has had on office property management and operations. In contrast with the results for the two year control sample, the buildings covered in the five year control sample continue to report a decline in real estimated net operating income. In fact, the levels reported in 1988 are lower than those reported five years earlier in 1984, when they are adjusted for inflation.

Nevertheless, an examination of the nominal value suggests a turnaround in market conditions; for the first time in three years, the estimated net operating income per square foot rose from the level reported the previous year, on a nominal basis.

These figures may not be reflective of the market as a whole, of course, because of the selectivity of the sample. But they do reflect the impact that new space has had on the occupancy of prime, existing properties that were previously fully occupied. As Table 2 reveals, average occupancy levels in the five year control sample properties continue to decline, albeit at a slower rate than previously. This softening in the market is presumably behind the surge in average leasing expenses for the five year sample properties.



Real Versus Nominal Performance
U.S. Private Sector
5-Year Control Sample
434 Buildings: 129 million sq. ft.

Figure 2

OCCUPANCY CONDITIONS		(Percent of Rentable Space)				
		1984	1985	1986	1987	1988
2-Year Control Samples, U.S. Private Sector (1,840 Bldgs: 371 million sq. ft.)	Office				89.4	89.4
	Retail				91.5	90.9
5-Year Control Samples, U.S. Private Sector (434 Bldgs: 129 million sq. ft.)	Office	92.2	92.6	92.0	91.6	91.5
	Retail	89.2	93.8	93.6	95.0	94.6
All Buildings Reporting, U.S. Private Sector (3,055 Bldgs: 556 million sq. ft.)	Office					88.4
	Retail					88.3

Table 2

EXPENSE COMPARISONS: 1987-1988
U.S. GOVERNMENT BUILDINGS

Control Sample
266 Buildings: 56.5 million sq. ft.
U.S. Dollars per sq. ft.

	MEDIANS			AVERAGES		
	1987	1988	% Change	1987	1988	% Change
EXPENSES						
Cleaning	1.32	1.40	6.1	1.44	1.45	0.7
Rep./Maint.	1.14	1.20	5.2	1.08	1.14	5.5
Utils.	1.17	1.24	6.0	1.55	1.55	0.0
Admin.	0.39	0.44	12.8	0.38	0.47	23.7
Tot. Oper.	4.22	4.48	6.2	4.49	4.79	6.7
Tot. Adj for inflation (4.1%)					4.59	2.3

Table 3

COMPARISON OF AVERAGE INCOME AND EXPENSES
U.S. PRIVATE SECTOR

5-Year Control Sample
434 Buildings: 129 million sq. ft.
Nominal U.S. Dollars per sq. ft.

	1984	1985	1986	1987	1988	Difference 1984–1988
Income	15.24	16.34	16.61	16.60	17.26	
% Difference		7.2%	1.6%	0.0%	4.0%	13.2%
Total Operating Expenses	5.34	5.60	5.74	5.87	6.04	
% Difference		4.9%	2.5%	2.3%	2.9%	13.1%
Fixed Expenses	2.03	2.47	2.58	2.78	2.97	
% Difference		21.7%	4.4%	7.7%	6.8%	46.3%
Leasing Expenses	0.56	0.67	0.67	0.67	0.86	
% Difference		19.6%	0.0%	0.0%	28.3%	53.6%
Total Expenses	7.82	8.43	8.84	9.21	9.68	
% Difference		7.8%	4.9%	4.2%	5.1%	23.8%
Net Operating Income	7.42	7.91	7.77	7.40	7.58	
% Difference		6.6%	-1.8%	-4.8%	2.4%	2.1%
% Difference, CPI		3.6%	3.0%	4.4%	4.1%	

Table 4

COMPARISON OF AVERAGE INCOME AND EXPENSES U.S. PRIVATE SECTOR

5-Year Control Sample
434 Buildings: 129 million sq. ft.
Real 1984 U.S. Dollars per sq. ft.
(Adjusted for annual change in CPI)

	1984	1985	1986	1987	1988	Difference 1984–1988
Income	15.24	15.75	15.53	14.84	14.80	
% Difference		3.3%	-1.4%	-4.4%	-0.3%	-2.9%
Total Operating Expenses	5.34	5.40	5.36	5.25	5.18	
% Difference		1.1%	-0.7%	-2.0%	-1.3%	-3.0%
Fixed Expenses	2.03	2.38	2.41	2.48	2.55	
% Difference		17.2%	1.3%	2.9%	2.8%	25.6%
Leasing Expenses	0.56	0.64	0.63	0.60	0.74	
% Difference		14.3%	-1.6%	-4.8%	23.3%	32.1%
Total Expenses	7.82	8.12	8.27	8.23	8.30	
% Difference		3.8%	1.8%	-0.5%	0.8%	6.1%
Net Operating Income	7.42	7.62	7.26	6.61	6.50	
% Difference		2.7%	-4.7%	-8.9%	-1.7%	-12.4%
% Difference, CPI		3.6%	3.0%	4.4%	4.1%	

Table 5

United States Private Sector:
Special Studies

All Buildings—1988

2-Year Comparison of Identical Buildings

5-Year Comparison of Identical Buildings

Agency Managed Buildings

All-Electric Buildings

Financial Buildings

Medical Buildings

Single Purpose Buildings

All Buildings – 1988

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3055 BLDS	555,743,271 SQ. FT.				534,597,905 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2552					14.73	12.31	8.95	16.12
RETAIL AREA	679	16.09	13.35	8.31	21.10				
OTHER AREA	254	15.56	6.59	3.37	12.12				
TOTAL RENT	2632	15.07	12.30	8.96	16.24				
MISCELLANEOUS	1880	.77	.15	.03	.49				
TOTAL INCOME	2673	15.59	12.52	9.15	16.70				
EXPENSE									
CLEANING	2849	1.05	.75	.60	1.00	1.07	.76	.61	1.03
REPAIR-MAINT	3041	1.28	.82	.56	1.22	1.30	.82	.57	1.25
UTILITIES	2828	1.74	1.59	1.27	1.94	1.76	1.60	1.28	1.96
RDS/GRNDS/SEC	2821	.45	.33	.21	.50	.46	.34	.21	.52
ADMINISTRATIVE	2914	.78	.71	.49	.98	.81	.72	.50	1.01
TOTAL OPER EXP	2738	5.33	4.38	3.70	5.41	5.55	4.47	3.76	5.64
FIXED EXPENSES	2915	2.44	1.48	1.03	2.18	2.54	1.53	1.06	2.28
TOTAL OPER+FIX	2663	7.77	5.98	5.00	7.64	8.09	6.13	5.06	7.96
LEASING EXP	2389	1.13	.52	.17	1.39				
TOTAL PAYROLL	2372	1.05	.58	.37	.98				
TOTAL CONTRACT	2794	1.93	1.68	1.28	2.17				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4877	2776
AVG SQFT/RETAIL TENANT	2034	612
AVG SQFT/OFFICE WORKER	257	2078
AVG % OFFICE OCCUPANCY	88.4	2960
AVG % RETAIL OCCUPANCY	88.3	840
AVG $ RATE YR-END RENT	19.08	2600
RENTABLE/GROSS SQFT	.91	1967

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.06	2585
PAYROLL	.53	648
CONTRACT	.77	2492
SUP/MAT/MISC	.07	2124
TRASH REMOVAL	.07	2310
REPR/MAINT TOTAL	1.30	2764
PAYROLL	.54	2071
ELEVATOR	.21	2346
HVAC	.18	2609
ELECTRICAL	.09	2250
STRUCT/ROOF	.14	1412
PLUMBING	.03	2076
FIRE/LIFE SFTY	.04	1401
OTHER MAINT/SUP	.28	2602

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.74	2826
ELECTRICAL	1.49	2570
GAS	.13	1195
FUEL OIL	.05	268
PURCH STEAM	.43	249
PURCH CH WTR	.65	67
COAL		
WATER/SEWER	.06	2503
RDS/GNDS/SEC TOTAL	.45	2582
RDS/GNDS TOTAL	.14	2053
RDS/GNDS PAYRL	.09	330
RDS/GNDS CONTR	.10	1958
RDS/GNDS OTHER	.06	1333

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.36	2118
SEC PAYROLL	.35	481
SEC CONTRACTS	.25	1882
SEC OTHER	.04	695
ADMIN TOTAL	.76	2869
PAYROLL	.29	1668
MGMT FEES	.46	2201
PROF FEES	.08	1698
GEN OFC EXP	.10	1874
OTHER ADM EXP	.10	1806

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.46	2833
REAL ESTATE TAX	2.23	2833
BUILDING INS	.22	2533
PERS PROP TAX	.13	496
OTHER TAX	.09	566
LEASING EXPENSES	1.18	2181
ADV/PROMOTION	.06	1462
COMMISSIONS	.32	1665
PROF FEES	.09	613
TENANT ALTS	1.04	1478
BUY-OUTS	.37	123
OTHER LEASING	.18	563

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.06	2372
CLEANING	.53	648
REPAIR/MAINT	.54	2071
RDS/GROUNDS	.09	330
SECURITY	.35	481
ADMINISTRATIVE	.29	1668
TOTAL CONTRACTS	1.93	2794
CLEANING	.77	2492
REPAIR/MAINT	.59	2731
RDS/GROUNDS	.10	1958
SECURITY	.25	1882
ADMINISTRATIVE	.47	2375

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Comparison of Identical Buildings (2 Year)

1987

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	1840 BLDS	371,496,343 SQ. FT.				355,966,664 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	1623					14.41	11.84	8.65	15.67
RETAIL AREA	477	17.67	14.79	8.65	21.19				
OTHER AREA	201	15.06	7.43	3.41	13.00				
TOTAL RENT	1646	14.83	12.02	8.72	16.05				
MISCELLANEOUS	1161	.81	.14	.03	.49				
TOTAL INCOME	1734	15.22	12.39	8.89	16.43				
EXPENSE									
CLEANING	1762	1.06	.75	.50	.96	1.07	.75	.59	1.00
REPAIR-MAINT	1774	1.31	.83	.58	1.22	1.33	.84	.58	1.25
UTILITIES	1772	1.70	1.54	1.21	1.97	1.71	1.55	1.21	1.96
RDS/GRNDS/SEC	1715	.44	.31	.20	.49	.46	.32	.20	.51
ADMINISTRATIVE	1824	.78	.66	.47	.96	.80	.70	.48	.99
TOTAL OPER EXP	1764	5.26	4.33	3.56	5.40	5.49	4.44	3.62	5.62
FIXED EXPENSES	1779	2.44	1.48	1.05	2.21	2.55	1.52	1.07	2.26
TOTAL OPER+FIX	1756	7.68	5.89	4.82	7.59	8.02	6.03	4.90	7.85
LEASING EXP	1486	.96	.33	.10	.99				
TOTAL PAYROLL	1488	1.09	.59	.37	.96				
TOTAL CONTRACT	1727	1.68	1.49	1.09	2.03				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8774	1657
AVG SQFT/RETAIL TENANT	2959	519
AVG SQFT/OFFICE WORKER	211	1292
AVG % OFFICE OCCUPANCY	89.4	1812
AVG % RETAIL OCCUPANCY	91.5	536
AVG $ RATE YR-END RENT	19.56	1605
RENTABLE/GROSS SQFT	.88	1458

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.07	1561
PAYROLL	.55	387
CONTRACT	.77	1509
SUP/MAT/MISC	.07	1265
TRASH REMOVAL	.06	1386
REPR/MAINT TOTAL	1.31	1606
PAYROLL	.54	1173
ELEVATOR	.21	1405
HVAC	.17	1520
ELECTRICAL	.10	1330
STRUCT/ROOF	.15	795
PLUMBING	.03	1208
FIRE/LIFE SFTY	.09	784
OTHER MAINT/SUP	.28	1533

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.70	1597
ELECTRICAL	1.45	1588
GAS	.13	738
FUEL OIL	.08	178
PURCH STEAM	.39	173
PURCH CH WTR	.60	48
COAL	.07	19
WATER/SEWER	.07	1522
RDS/GNDS/SEC TOTAL	.44	1529
RDS/GNDS TOTAL	.12	1331
RDS/GNDS PAYRL	.07	196
RDS/GNDS CONTR	.06	1130
RDS/GNDS OTHER	.05	751

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.31	1041
SEC PAYROLL	.37	350
SEC CONTRACTS	.23	1166
SEC OTHER	.03	452
ADMIN TOTAL	.77	1606
PAYROLL	.29	1034
MGMT FEES	.44	1336
PROF FEES	.06	1047
GEN OFC EXP	.11	1179
OTHER ADM EXP	.10	1066

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.45	1603
REAL ESTATE TAX	2.18	1577
BUILDING INS	.24	1522
PERS PROP TAX	.14	318
OTHER TAX	.13	364
LEASING EXPENSES	1.02	1309
ADV/PROMOTION	.06	941
COMMISSIONS	.29	937
PROF FEES		
TENANT ALTS	.95	934
BUY-OUTS	.29	75
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.09	1488
CLEANING	.55	387
REPAIR/MAINT	.54	1173
RDS/GROUNDS	.07	196
SECURITY	.37	350
ADMINISTRATIVE	.29	1034
TOTAL CONTRACTS	1.68	1727
CLEANING	.77	1509
REPAIR/MAINT	.50	1205
RDS/GROUNDS	.06	1130
SECURITY	.23	1166
ADMINISTRATIVE	.45	1206

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

1988

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	1853 BLDS	379,879,074 SQ. FT.				355,220,388 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	1548					15.24	12.64	9.19	16.47
RETAIL AREA	446	16.65	14.16	9.14	21.70				
OTHER AREA	184	14.80	7.28	3.85	13.00				
TOTAL RENT	1594	15.75	12.78	9.24	16.71				
MISCELLANEOUS	1203	.76	.15	.03	.43				
TOTAL INCOME	1626	16.30	12.96	9.31	17.12				
EXPENSE									
CLEANING	1746	1.10	.78	.63	1.05	1.13	.80	.63	1.06
REPAIR-MAINT	1851	1.39	.87	.61	1.32	1.42	.88	.62	1.35
UTILITIES	1728	1.78	1.62	1.30	2.00	1.80	1.64	1.31	2.02
RDS/GRNDS/SEC	1720	.46	.34	.21	.50	.48	.35	.21	.52
ADMINISTRATIVE	1746	.78	.71	.48	.96	.82	.72	.50	1.02
TOTAL OPER EXP	1679	5.45	4.50	3.79	5.63	5.70	4.62	3.87	5.87
FIXED EXPENSES	1747	2.60	1.52	1.06	2.28	2.72	1.55	1.10	2.37
TOTAL OPER+FIX	1617	8.06	6.14	5.16	7.95	8.43	6.32	5.23	8.29
LEASING EXP	1489	.93	.47	.15	1.25				
TOTAL PAYROLL	1409	1.13	.62	.39	1.03				
TOTAL CONTRACT	1663	2.00	1.72	1.33	2.26				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6928	1664
AVG SQFT/RETAIL TENANT	2964	539
AVG SQFT/OFFICE WORKER	233	1242
AVG % OFFICE OCCUPANCY	89.4	1810
AVG % RETAIL OCCUPANCY	90.9	562
AVG $ RATE YR-END RENT	19.09	1551
RENTABLE/GROSS SQFT	.92	1347

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.12	1549
PAYROLL	.54	423
CONTRACT	.80	1510
SUP/MAT/MISC	.07	1298
TRASH REMOVAL	.07	1393
REPR/MAINT TOTAL	1.42	1666
PAYROLL	.57	1262
ELEVATOR	.22	1443
HVAC	.18	1595
ELECTRICAL	.11	1302
STRUCT/ROOF	.19	848
PLUMBING	.03	1255
FIRE/LIFE SFTY	.05	847
OTHER MAINT/SUP	.31	1505

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.79	1694
ELECTRICAL	1.52	1574
GAS	.14	747
FUEL OIL	.06	169
PURCH STEAM	.41	171
PURCH CH WTR	.66	52
COAL		
WATER/SEWER	.08	1535
RDS/GNDS/SEC TOTAL	.46	1556
RDS/GNDS TOTAL	.13	1236
RDS/GNDS PAYRL	.08	225
RDS/GNDS CONTR	.09	1172
RDS/GNDS OTHER	.05	798

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	1351
SEC PAYROLL	.36	334
SEC CONTRACTS	.25	1159
SEC OTHER	.04	450
ADMIN TOTAL	.79	1578
PAYROLL	.29	1001
MGMT FEES	.46	1286
PROF FEES	.09	1009
GEN OFC EXP	.10	1128
OTHER ADM EXP	.11	1069

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.64	1569
REAL ESTATE TAX	2.36	1569
BUILDING INS	.21	1504
PERS PROP TAX	.13	308
OTHER TAX	.10	379
LEASING EXPENSES	.87	1336
ADV/PROMOTION	.06	845
COMMISSIONS	.27	1022
PROF FEES	.09	353
TENANT ALTS	.82	918
BUY-OUTS	.28	56
OTHER LEASING	.20	301

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.13	1409
CLEANING	.54	423
REPAIR/MAINT	.57	1262
RDS/GROUNDS	.08	225
SECURITY	.36	334
ADMINISTRATIVE	.29	1001
TOTAL CONTRACTS	2.00	1663
CLEANING	.80	1510
REPAIR/MAINT	.64	1671
RDS/GROUNDS	.09	1172
SECURITY	.25	1169
ADMINISTRATIVE	.49	1369

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

As of 1989 ADMIN LEGAL + AUDIT = PROF FEES; LEASING COMM & PROF FEES separate; OTHER LEASING introduced.

Comparison of Identical Buildings (5 Year)

1984

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	457 BLDS	129,069,235 SQ. FT.				121,074,448 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	411					14.66	11.39	9.01	14.56
RETAIL AREA	179	15.83	12.77	8.54	17.55				
OTHER AREA	107	8.78	6.94	4.40	15.32				
TOTAL RENT	426	14.66	11.42	9.06	14.73				
MISCELLANEOUS	270	.77	.16	.03	.49				
TOTAL INCOME	426	15.24	11.66	9.22	15.16				
EXPENSE									
CLEANING	457	1.16	.75	.59	1.02	1.20	.77	.60	1.06
REPAIR-MAINT	457	1.28	.84	.59	1.22	1.32	.89	.59	1.26
UTILITIES	457	1.88	1.59	1.25	1.99	1.90	1.60	1.28	2.01
RDS/GRNDS/SEC	424	.38	.26	.14	.41	.40	.26	.14	.42
ADMINISTRATIVE	455	.65	.56	.42	.78	.70	.57	.44	.83
TOTAL OPER EXP	457	5.34	4.14	3.49	5.31	5.69	4.27	3.56	5.59
FIXED EXPENSES	451	2.03	1.22	.77	1.77	2.17	1.24	.84	1.89
TOTAL OPER + FIX	457	7.36	5.47	4.59	6.86	7.84	5.72	4.69	7.19
LEASING EXP	373	.56	.24	.05	.52				
TOTAL PAYROLL	336	1.34	.61	.37	1.20				
TOTAL CONTRACT	340	1.57	1.29	.94	1.90				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9227	441
AVG SQFT/RETAIL TENANT	3441	195
AVG SQFT/OFFICE WORKER	237	299
AVG % OFFICE OCCUPANCY	92.2	452
AVG % RETAIL OCCUPANCY	89.2	202
AVG $ RATE YR-END RENT	21.82	415
RENTABLE/GROSS SQFT	.83	193

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.20	362
PAYROLL	.76	142
CONTRACT	.68	342
SUP/MAT/MISC	.07	301
TRASH REMOVAL	.05	316
REPR/MAINT TOTAL	1.29	361
PAYROLL	.54	288
ELEVATOR	.22	318
HVAC	.13	347
ELECTRICAL	.09	315
STRUCT/ROOF	.15	176
PLUMBING	.03	271
FIRE/LIFE SFTY	.06	305
OTHER MAINT/SUP	.22	335

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	20.26	191
ELECTRICAL	1.51	361
GAS	.22	165
FUEL OIL	.09	37
PURCH STEAM	.56	66
PURCH CH WTR	.90	16
COAL		
WATER/SEWER	.06	345
RDS/GNDS/SEC TOTAL	.40	357
RDS/GNDS TOTAL	.06	276
RDS/GNDS PAYRL	.03	62
RDS/GNDS CONTR	.05	230
RDS/GNDS OTHER	.04	153

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	329
SEC PAYROLL	.35	112
SEC CONTRACTS	.20	269
SEC OTHER	.04	127
ADMIN TOTAL	.67	355
PAYROLL	.27	230
MGMT FEES	.44	277
PROF FEES	.05	218
GEN OFC EXP	.07	260
OTHER ADM EXP	.06	253

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.84	360
REAL ESTATE TAX	1.85	349
BUILDING INS	.08	351
PERS PROP TAX	.19	54
OTHER TAX	.08	60
LEASING EXPENSES	.62	303
ADV/PROMOTION	.08	163
COMMISSIONS	.23	237
PROF FEES		
TENANT ALTS	.48	226
BUY-OUTS	.58	19
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.34	336
CLEANING	.76	142
REPAIR/MAINT	.54	288
RDS/GROUNDS	.03	62
SECURITY	.35	112
ADMINISTRATIVE	.27	230
TOTAL CONTRACTS	1.57	340
CLEANING	.68	342
REPAIR/MAINT	.49	242
RDS/GROUNDS	.05	230
SECURITY	.20	269
ADMINISTRATIVE	.40	236

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

1985

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	436 BLDS	129,199,143 SQ. FT.				121,266,252 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	384					15.71	12.24	9.76	15.37
RETAIL AREA	175	17.10	13.13	8.52	19.48				
OTHER AREA	95	8.17	7.30	3.50	15.72				
TOTAL RENT	405	15.65	12.14	9.64	15.57				
MISCELLANEOUS	276	.90	.14	.03	.45				
TOTAL INCOME	405	16.34	12.34	10.12	15.83				
EXPENSE									
CLEANING	436	1.21	.77	.62	1.08	1.25	.78	.62	1.11
REPAIR-MAINT	436	1.41	.97	.64	1.36	1.45	1.00	.65	1.39
UTILITIES	436	1.88	1.67	1.27	2.09	1.91	1.68	1.27	2.11
RDS/GRNDS/SEC	420	.40	.27	.15	.44	.42	.28	.15	.46
ADMINISTRATIVE	436	.71	.62	.41	.87	.76	.63	.44	.89
TOTAL OPER EXP	436	5.60	4.44	3.70	5.50	5.96	4.65	3.79	5.83
FIXED EXPENSES	431	2.47	1.39	.90	1.98	2.63	1.45	.96	2.06
TOTAL OPER + FIX	430	7.90	5.87	4.83	7.36	8.35	6.10	5.04	7.73
LEASING EXP	342	.67	.24	.07	.58				
TOTAL PAYROLL	345	1.36	.66	.38	1.22				
TOTAL CONTRACT	362	1.61	1.31	.88	1.96				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9768	406
AVG SQFT/RETAIL TENANT	3436	202
AVG SQFT/OFFICE WORKER	241	306
AVG % OFFICE OCCUPANCY	92.6	426
AVG % RETAIL OCCUPANCY	93.8	209
AVG $ RATE YR-END RENT	21.74	387
RENTABLE/GROSS SQFT	.83	184

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.27	336
PAYROLL	.76	132
CONTRACT	.77	321
SUP/MAT/MISC	.07	296
TRASH REMOVAL	.06	309
REPR/MAINT TOTAL	1.44	336
PAYROLL	.60	275
ELEVATOR	.23	299
HVAC	.15	324
ELECTRICAL	.11	293
STRUCT/ROOF	.20	172
PLUMBING	.03	270
FIRE/LIFE SFTY	.03	131
OTHER MAINT/SUP	.30	332

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.90	337
ELECTRICAL	1.52	335
GAS	.23	157
FUEL OIL	.06	36
PURCH STEAM	.52	65
PURCH CH WTR	.79	14
COAL		
WATER/SEWER	.06	326
RDS/GNDS/SEC TOTAL	.42	331
RDS/GNDS TOTAL	.08	255
RDS/GNDS PAYRL	.04	56
RDS/GNDS CONTR	.05	217
RDS/GNDS OTHER	.04	152

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.36	307
SEC PAYROLL	.37	118
SEC CONTRACTS	.21	253
SEC OTHER	.03	97
ADMIN TOTAL	.72	336
PAYROLL	.28	223
MGMT FEES	.43	256
PROF FEES	.06	202
GEN OFC EXP	.10	237
OTHER ADM EXP	.10	215

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.47	335
REAL ESTATE TAX	2.18	327
BUILDING INS	.12	327
PERS PROP TAX	.24	51
OTHER TAX	.75	74
LEASING EXPENSES	.78	272
ADV/PROMOTION	.09	158
COMMISSIONS	.34	202
PROF FEES		
TENANT ALTS	.56	197
BUY-OUTS	.36	21
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.36	346
CLEANING	.76	132
REPAIR/MAINT	.60	275
RDS/GROUNDS	.04	56
SECURITY	.37	118
ADMINISTRATIVE	.28	223
TOTAL CONTRACTS	1.61	362
CLEANING	.77	321
REPAIR/MAINT	.53	250
RDS/GROUNDS	.05	217
SECURITY	.21	253
ADMINISTRATIVE	.42	235

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

As of 1989 ADMIN LEGAL + AUDIT = PROF FEES; LEASING COMM & PROF FEES seperate; OTHER LEASING introduced.

Comparison of Identical Buildings (5 Year)

1986

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	435 BLDS	127,523,538 SQ. FT.				119,993,280 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	404					16.07	11.93	9.07	15.38
RETAIL AREA	174	21.97	15.03	8.60	20.36				
OTHER AREA	111	10.16	7.60	5.03	11.88				
TOTAL RENT	406	15.82	12.04	9.22	15.23				
MISCELLANEOUS	299	.97	.13	.03	.45				
TOTAL INCOME	406	16.61	12.32	9.32	15.51				
EXPENSE									
CLEANING	432	1.31	.81	.63	1.10	1.36	.84	.64	1.12
REPAIR-MAINT	435	1.44	.98	.62	1.33	1.49	1.01	.64	1.38
UTILITIES	435	1.82	1.61	1.22	2.06	1.87	1.63	1.23	2.15
RDS/GRNDS/SEC	424	.46	.28	.17	.47	.48	.30	.17	.50
ADMINISTRATIVE	426	.73	.65	.46	.93	.77	.67	.47	.98
TOTAL OPER EXP	435	5.74	4.47	3.61	5.60	6.10	4.67	3.69	5.94
FIXED EXPENSES	430	2.58	1.44	.98	2.13	2.74	1.48	1.05	2.26
TOTAL OPER+FIX	435	8.30	5.99	4.89	7.75	8.82	6.15	5.00	8.25
LEASING EXP	352	.67	.27	.10	.69				
TOTAL PAYROLL	401	1.38	.65	.39	1.06				
TOTAL CONTRACT	428	1.63	1.43	.94	2.02				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8960	395
AVG SQFT/RETAIL TENANT	3111	197
AVG SQFT/OFFICE WORKER	237	314
AVG % OFFICE OCCUPANCY	92.0	434
AVG % RETAIL OCCUPANCY	93.6	205
AVG $ RATE YR-END RENT	21.68	388
RENTABLE/GROSS SQFT	.93	435

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.31	418
PAYROLL	.83	132
CONTRACT	.85	404
SUP/MAT/MISC	.07	349
TRASH REMOVAL	.06	371
REPR/MAINT TOTAL	1.44	421
PAYROLL	.58	352
ELEVATOR	.23	371
HVAC	.16	398
ELECTRICAL	.11	388
STRUCT/ROOF	.21	221
PLUMBING	.03	333
FIRE/LIFE SFTY	.05	174
OTHER MAINT/SUP	.30	401

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.82	421
ELECTRICAL	1.48	417
GAS	.19	214
FUEL OIL	.06	48
PURCH STEAM	.46	79
PURCH CH WTR	.69	23
COAL		
WATER/SEWER	.06	403
RDS/GNDS/SEC TOTAL	.45	413
RDS/GNDS TOTAL	.12	338
RDS/GNDS PAYRL	.10	77
RDS/GNDS CONTR	.06	269
RDS/GNDS OTHER	.05	224

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.36	372
SEC PAYROLL	.38	113
SEC CONTRACTS	.21	327
SEC OTHER	.03	121
ADMIN TOTAL	.73	412
PAYROLL	.30	280
MGMT FEES	.41	320
PROF FEES	.07	114
GEN OFC EXP	.12	268
OTHER ADM EXP	.10	277

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.57	417
REAL ESTATE TAX	2.34	409
BUILDING INS	.21	408
PERS PROP TAX	.20	91
OTHER TAX	.11	111
LEASING EXPENSES	.67	342
ADV/PROMOTION	.08	206
COMMISSIONS	.19	273
PROF FEES		
TENANT ALTS	.56	241
BUY-OUTS	.98	24
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.38	401
CLEANING	.83	132
REPAIR/MAINT	.58	352
RDS/GROUNDS	.10	77
SECURITY	.38	113
ADMINISTRATIVE	.30	280
TOTAL CONTRACTS	1.63	428
CLEANING	.85	404
REPAIR/MAINT	.55	164
RDS/GROUNDS	.06	269
SECURITY	.21	327
ADMINISTRATIVE	.51	105

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

1987

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	434 BLDS	129,706,878 SQ. FT.				122,028,363 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	395					15.64	11.74	8.77	15.47
RETAIL AREA	179	18.95	14.43	8.62	20.50				
OTHER AREA	107	10.24	7.71	4.30	11.60				
TOTAL RENT	407	15.79	12.14	8.95	15.93				
MISCELLANEOUS	314	1.02	.11	.02	.45				
TOTAL INCOME	411	16.60	12.35	9.34	16.27				
EXPENSE									
CLEANING	431	1.29	.81	.61	1.11	1.32	.82	.62	1.13
REPAIR-MAINT	431	1.59	1.00	.66	1.43	1.62	1.02	.66	1.50
UTILITIES	431	1.80	1.58	1.20	2.00	1.82	1.59	1.20	2.01
RDS/GRNDS/SEC	426	.45	.29	.17	.48	.47	.30	.17	.51
ADMINISTRATIVE	434	.75	.68	.46	.95	.80	.70	.48	1.00
TOTAL OPER EXP	431	5.87	4.49	3.71	5.61	6.24	4.66	3.81	6.00
FIXED EXPENSES	431	2.78	1.52	1.05	2.32	2.96	1.56	1.07	2.37
TOTAL OPER+FIX	431	8.64	6.10	4.94	8.02	9.19	6.21	5.12	8.40
LEASING EXP	366	.67	.31	.13	.76				
TOTAL PAYROLL	388	1.36	.65	.30	1.17				
TOTAL CONTRACT	425	1.72	1.53	1.11	2.14				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9382	405
AVG SQFT/RETAIL TENANT	3176	198
AVG SQFT/OFFICE WORKER	248	294
AVG % OFFICE OCCUPANCY	91.6	429
AVG % RETAIL OCCUPANCY	95.0	205
AVG $ RATE YR-END RENT	21.80	394
RENTABLE/GROSS SQFT	.93	385

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.30	420
PAYROLL	.80	129
CONTRACT	.84	407
SUP/MAT/MISC	.07	346
TRASH REMOVAL	.07	376
REPR/MAINT TOTAL	1.60	423
PAYROLL	.63	337
ELEVATOR	.23	377
HVAC	.18	405
ELECTRICAL	.13	363
STRUCT/ROOF	.24	230
PLUMBING	.03	327
FIRE/LIFE SFTY	.20	198
OTHER MAINT/SUP	.30	396

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.83	421
ELECTRICAL	1.49	418
GAS	.13	215
FUEL OIL	.06	49
PURCH STEAM	.44	84
PURCH CH WTR	.70	24
COAL	.06	3
WATER/SEWER	.07	403
RDS/GNDS/SEC TOTAL	.46	416
RDS/GNDS TOTAL	.09	344
RDS/GNDS PAYRL	.05	59
RDS/GNDS CONTR	.06	260
RDS/GNDS OTHER	.05	215

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.30	272
SEC PAYROLL	.39	115
SEC CONTRACTS	.23	322
SEC OTHER	.04	125
ADMIN TOTAL	.77	418
PAYROLL	.31	285
MGMT FEES	.43	335
PROF FEES	.06	285
GEN OFC EXP	.13	302
OTHER ADM EXP	.09	318

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.81	421
REAL ESTATE TAX	2.56	411
BUILDING INS	.23	414
PERS PROP TAX	.22	100
OTHER TAX	.14	118
LEASING EXPENSES	.86	366
ADV/PROMOTION	.09	228
COMMISSIONS	.22	286
PROF FEES		
TENANT ALTS	.54	261
BUY-OUTS	.25	31
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.36	388
CLEANING	.80	129
REPAIR/MAINT	.63	337
RDS/GROUNDS	.05	59
SECURITY	.39	115
ADMINISTRATIVE	.31	285
TOTAL CONTRACTS	1.72	425
CLEANING	.84	407
REPAIR/MAINT	.56	313
RDS/GROUNDS	.06	260
SECURITY	.23	322
ADMINISTRATIVE	.42	326

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

As of 1989 ADMIN LEGAL + AUDIT = PROF FEES; LEASING COMM & PROF FEES seperate; OTHER LEASING introduced.

Comparison of Identical Buildings (5 Year)

1988

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	434 BLDS	129,861,129 SQ. FT.				122,018,446 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	370					15.28	12.21	8.96	15.97
RETAIL AREA	159	15.55	13.48	8.59	20.35				
OTHER AREA	93	9.99	8.02	3.96	12.12				
TOTAL RENT	391	16.35	12.33	8.97	16.16				
MISCELLANEOUS	301	1.09	.12	.03	.44				
TOTAL INCOME	393	17.26	12.58	9.26	16.42				
EXPENSE									
CLEANING	416	1.33	.86	.65	1.17	1.36	.89	.66	1.20
REPAIR-MAINT	434	1.71	1.03	.69	1.51	1.74	1.05	.71	1.55
UTILITIES	417	1.89	1.63	1.27	2.00	1.91	1.66	1.28	2.02
RDS/GRNDS/SEC	423	.46	.31	.18	.48	.49	.31	.19	.50
ADMINISTRATIVE	426	.78	.68	.44	.96	.83	.70	.45	1.03
TOTAL OPER EXP	402	6.04	4.67	3.85	5.86	6.43	4.84	3.97	6.20
FIXED EXPENSES	426	2.97	1.51	1.05	2.43	3.16	1.55	1.09	2.60
TOTAL OPER+FIX	398	8.89	6.26	5.17	8.19	9.47	6.43	5.31	8.59
LEASING EXP	364	.86	.47	.19	1.26				
TOTAL PAYROLL	390	1.37	.67	.40	1.24				
TOTAL CONTRACT	424	2.15	1.72	1.34	2.40				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9666	402
AVG SQFT/RETAIL TENANT	3229	200
AVG SQFT/OFFICE WORKER	202	274
AVG % OFFICE OCCUPANCY	91.5	423
AVG % RETAIL OCCUPANCY	94.6	205
AVG $ RATE YR-END RENT	20.32	370
RENTABLE/GROSS SQFT	.94	348

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.33	404
PAYROLL	.69	139
CONTRACT	.87	392
SUP/MAT/MISC	.07	346
TRASH REMOVAL	.09	366
REPR/MAINT TOTAL	1.71	424
PAYROLL	.66	355
ELEVATOR	.25	377
HVAC	.18	405
ELECTRICAL	.15	365
STRUCT/ROOF	.30	223
PLUMBING	.03	330
FIRE/LIFE SFTY	.05	192
OTHER MAINT/SUP	.38	416

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.89	410
ELECTRICAL	1.54	407
GAS	.15	209
FUEL OIL	.05	55
PURCH STEAM	.43	76
PURCH CH WTR	.70	23
COAL		
WATER/SEWER	.08	399
RDS/GNDS/SEC TOTAL	.46	412
RDS/GNDS TOTAL	.10	312
RDS/GNDS PAYRL	.05	68
RDS/GNDS CONTR	.06	286
RDS/GNDS OTHER	.05	212

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.39	371
SEC PAYROLL	.38	109
SEC CONTRACTS	.25	314
SEC OTHER	.03	122
ADMIN TOTAL	.79	415
PAYROLL	.31	285
MGMT FEES	.44	323
PROF FEES	.08	268
GEN OFC EXP	.12	294
OTHER ADM EXP	.11	312

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.01	414
REAL ESTATE TAX	2.74	414
BUILDING INS	.21	411
PERS PROP TAX	.16	99
OTHER TAX	.12	115
LEASING EXPENSES	.86	367
ADV/PROMOTION	.05	226
COMMISSIONS	.22	269
PROF FEES	.11	75
TENANT ALTS	.74	254
BUY-OUTS	.17	20
OTHER LEASING	.23	86

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.37	390
CLEANING	.69	139
REPAIR/MAINT	.66	355
RDS/GROUNDS	.05	68
SECURITY	.38	109
ADMINISTRATIVE	.31	285
TOTAL CONTRACTS	2.15	424
CLEANING	.87	392
REPAIR/MAINT	.76	423
RDS/GROUNDS	.06	286
SECURITY	.25	314
ADMINISTRATIVE	.45	360

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.
As of 1989 ADMIN LEGAL + AUDIT = PROF FEES; LEASING COMM & PROF FEES seperate; OTHER LEASING introduced.

Agency Managed

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	872 BLDS	229,899,022 SQ. FT.				210,963,640 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	718					15.84	13.63	9.59	17.82
RETAIL AREA	346	16.49	14.21	8.72	24.38				
OTHER AREA	116	17.39	7.99	3.36	12.21				
TOTAL RENT	753	16.51	13.63	9.60	18.23				
MISCELLANEOUS	556	.84	.24	.05	.68				
TOTAL INCOME	776	17.11	14.00	9.67	18.82				
EXPENSE									
CLEANING	802	1.06	.83	.64	1.12	1.10	.85	.65	1.17
REPAIR-MAINT	870	1.28	.96	.64	1.36	1.32	.96	.65	1.41
UTILITIES	803	1.77	1.59	1.27	1.94	1.80	1.62	1.28	1.97
RDS/GRNDS/SEC	793	.40	.30	.17	.46	.42	.31	.18	.48
ADMINISTRATIVE	811	.81	.77	.51	1.05	.85	.79	.52	1.12
TOTAL OPER EXP	780	5.33	4.66	3.85	5.66	5.60	4.84	3.96	6.05
FIXED EXPENSES	807	2.87	1.70	1.07	2.85	3.01	1.78	1.11	3.04
TOTAL OPER+FIX	739	8.29	6.52	5.23	8.55	8.70	6.70	5.40	9.15
LEASING EXP	719	1.21	.43	.14	1.18				
TOTAL PAYROLL	653	1.00	.67	.44	.99				
TOTAL CONTRACT	777	2.01	1.79	1.35	2.43				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7737	779
AVG SQFT/RETAIL TENANT	2791	411
AVG SQFT/OFFICE WORKER	249	562
AVG % OFFICE OCCUPANCY	89.1	854
AVG % RETAIL OCCUPANCY	86.4	430
AVG $ RATE YR-END RENT	20.59	734
RENTABLE/GROSS SQFT	.90	575

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.06	705
PAYROLL	.56	214
CONTRACT	.78	685
SUP/MAT/MISC	.06	593
TRASH REMOVAL	.07	630
REPR/MAINT TOTAL	1.31	784
PAYROLL	.54	565
ELEVATOR	.24	720
HVAC	.20	737
ELECTRICAL	.06	626
STRUCT/ROOF	.12	339
PLUMBING	.03	569
FIRE/LIFE SFTY	.03	415
OTHER MAINT/SUP	.26	726

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.79	747
ELECTRICAL	1.50	734
GAS	.13	364
FUEL OIL	.05	109
PURCH STEAM	.42	127
PURCH CH WTR	.61	32
COAL		
WATER/SEWER	.06	706
RDS/GNDS/SEC TOTAL	.41	700
RDS/GNDS TOTAL	.10	483
RDS/GNDS PAYRL	.10	80
RDS/GNDS CONTR	.06	450
RDS/GNDS OTHER	.05	281

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	623
SEC PAYROLL	.30	190
SEC CONTRACTS	.26	542
SEC OTHER	.04	232
ADMIN TOTAL	.83	714
PAYROLL	.28	445
MGMT FEES	.44	670
PROF FEES	.06	525
GEN OFC EXP	.06	552
OTHER ADM EXP	.09	513

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.94	707
REAL ESTATE TAX	2.67	707
BUILDING INS	.25	703
PERS PROP TAX	.04	154
OTHER TAX	.09	227
LEASING EXPENSES	1.29	635
ADV/PROMOTION	.07	407
COMMISSIONS	.32	501
PROF FEES	.09	187
TENANT ALTS	1.15	416
BUY-OUTS	.50	35
OTHER LEASING	.22	155

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.00	653
CLEANING	.56	214
REPAIR/MAINT	.54	565
RDS/GROUNDS	.10	80
SECURITY	.30	190
ADMINISTRATIVE	.28	445
TOTAL CONTRACTS	2.01	777
CLEANING	.78	685
REPAIR/MAINT	.60	763
RDS/GROUNDS	.06	450
SECURITY	.26	542
ADMINISTRATIVE	.49	690

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	107 BLDS	1,157,759 SQ. FT.				3,039,884 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	94					11.79	11.03	7.86	14.59
RETAIL AREA	20	19.34	13.91	12.09	21.01				
OTHER AREA	2	10.07	112.81						
TOTAL RENT	96	12.06	10.96	7.80	14.70				
MISCELLANEOUS	50	.47	.13	.04	.59				
TOTAL INCOME	96	12.22	11.01	7.88	15.00				
EXPENSE									
CLEANING	97	.84	.76	.60	.94	.86	.76	.60	.99
REPAIR-MAINT	106	.90	.76	.47	1.06	.92	.76	.48	1.13
UTILITIES	100	1.59	1.57	1.23	1.86	1.62	1.64	1.23	1.90
RDS/GRNDS/SEC	94	.22	.17	.07	.28	.23	.17	.07	.29
ADMINISTRATIVE	99	.66	.58	.45	.85	.69	.60	.47	.86
TOTAL OPER EXP	95	4.34	4.06	3.30	4.93	4.50	4.13	3.33	5.02
FIXED EXPENSES	102	1.45	1.15	.86	1.80	1.51	1.23	.86	1.88
TOTAL OPER+FIX	91	5.79	5.40	4.36	6.66	6.00	5.64	4.52	6.66
LEASING EXP	78	.61	.30	.10	.70				
TOTAL PAYROLL	62	.63	.44	.29	.81				
TOTAL CONTRACT	101	1.71	1.60	1.16	2.09				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2946	100
AVG SQFT/RETAIL TENANT	1824	23
AVG SQFT/OFFICE WORKER	244	77
AVG % OFFICE OCCUPANCY	88.2	105
AVG % RETAIL OCCUPANCY	88.5	23
AVG $ RATE YR-END RENT	14.07	95
RENTABLE/GROSS SQFT	.92	72

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.86	92
PAYROLL	.63	15
CONTRACT	.64	88
SUP/MAT/MISC	.09	74
TRASH REMOVAL	.06	76
REPR/MAINT TOTAL	.94	96
PAYROLL	.44	55
ELEVATOR	.14	79
HVAC	.22	91
ELECTRICAL	.06	74
STRUCT/ROOF	.10	44
PLUMBING	.06	67
FIRE/LIFE SFTY	.05	49
OTHER MAINT/SUP	.17	93

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.60	98
ELECTRICAL	1.35	94
GAS	.22	58
FUEL OIL	.19	5
PURCH STEAM	.46	7
PURCH CH WTR		
COAL		
WATER/SEWER	.09	90
RDS/GNDS/SEC TOTAL	.22	89
RDS/GNDS TOTAL	.13	67
RDS/GNDS PAYRL	.05	6
RDS/GNDS CONTR	.10	65
RDS/GNDS OTHER	.05	36

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.17	46
SEC PAYROLL	.25	3
SEC CONTRACTS	.14	45
SEC OTHER	.05	24
ADMIN TOTAL	.87	94
PAYROLL	.25	14
MGMT FEES	.50	89
PROF FEES	.12	60
GEN OFC EXP	.04	50
OTHER ADM EXP	.07	53

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.47	96
REAL ESTATE TAX	1.24	96
BUILDING INS	.21	96
PERS PROP TAX	.04	5
OTHER TAX	.09	15
LEASING EXPENSES	.84	72
ADV/PROMOTION	.04	35
COMMISSIONS	.34	49
PROF FEES	.23	16
TENANT ALTS	.54	35
BUY-OUTS		
OTHER LEASING	.15	9

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.83	62
CLEANING	.63	15
REPAIR/MAINT	.44	55
RDS/GROUNDS	.05	6
SECURITY	.25	3
ADMINISTRATIVE	.25	14
TOTAL CONTRACTS	1.71	101
CLEANING	.64	88
REPAIR/MAINT	.51	97
RDS/GROUNDS	.10	65
SECURITY	.14	45
ADMINISTRATIVE	.58	90

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Agency Managed

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	116 BLDS	8,531,825 SQ. FT.				8,260,063 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	104					12.69	11.20	8.25	16.74
RETAIL AREA	31	17.34	15.10	8.71	25.39				
OTHER AREA	7	25.31	16.95	10.78	22.79				
TOTAL RENT	107	12.89	11.38	8.33	17.40				
MISCELLANEOUS	65	.38	.11	.02	.41				
TOTAL INCOME	106	13.10	11.54	8.36	18.03				
EXPENSE									
CLEANING	109	.81	.74	.53	.98	.83	.74	.55	1.05
REPAIR-MAINT	115	.86	.77	.49	1.14	.88	.77	.50	1.20
UTILITIES	106	1.61	1.57	1.26	1.86	1.63	1.60	1.32	1.92
RDS/GRNDS/SEC	107	.31	.22	.12	.39	.32	.23	.12	.41
ADMINISTRATIVE	114	.79	.68	.49	.93	.81	.71	.49	1.02
TOTAL OPER EXP	106	4.39	4.17	3.30	5.07	4.53	4.26	3.40	5.22
FIXED EXPENSES	113	1.70	1.33	.80	2.38	1.76	1.38	.81	2.65
TOTAL OPER+FIX	103	6.15	5.59	4.60	7.77	6.35	5.91	4.64	7.88
LEASING EXP	89	.98	.35	.13	1.17				
TOTAL PAYROLL	85	.71	.59	.34	.90				
TOTAL CONTRACT	105	1.80	1.71	1.28	2.18				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3684	110
AVG SQFT/RETAIL TENANT	2036	37
AVG SQFT/OFFICE WORKER	232	84
AVG % OFFICE OCCUPANCY	86.7	114
AVG % RETAIL OCCUPANCY	85.0	39
AVG $ RATE YR-END RENT	15.54	103
RENTABLE/GROSS SQFT	.93	60

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.82	102
PAYROLL	.49	21
CONTRACT	.65	96
SUP/MAT/MISC	.07	80
TRASH REMOVAL	.06	85
REPR/MAINT TOTAL	.91	102
PAYROLL	.40	75
ELEVATOR	.14	102
HVAC	.20	99
ELECTRICAL	.06	81
STRUCT/ROOF	.07	40
PLUMBING	.03	74
FIRE/LIFE SFTY	.03	60
OTHER MAINT/SUP	.19	96

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.62	100
ELECTRICAL	1.38	96
GAS	.14	63
FUEL OIL	.46	8
PURCH STEAM	.40	11
PURCH CH WTR		
COAL		
WATER/SEWER	.09	91
RDS/GNDS/SEC TOTAL	.31	96
RDS/GNDS TOTAL	.11	56
RDS/GNDS PAYRL	.03	2
RDS/GNDS CONTR	.09	54
RDS/GNDS OTHER	.03	36

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.27	86
SEC PAYROLL	.26	14
SEC CONTRACTS	.24	78
SEC OTHER	.03	22
ADMIN TOTAL	.82	102
PAYROLL	.39	39
MGMT FEES	.52	97
PROF FEES	.11	70
GEN OFC EXP	.06	76
OTHER ADM EXP	.06	65

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.76	99
REAL ESTATE TAX	1.50	99
BUILDING INS	.23	98
PERS PROP TAX	.06	15
OTHER TAX	.11	36
LEASING EXPENSES	1.07	79
ADV/PROMOTION	.06	53
COMMISSIONS	.31	60
PROF FEES	.05	18
TENANT ALTS	1.05	50
BUY-OUTS		
OTHER LEASING	.39	13

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.71	85
CLEANING	.49	21
REPAIR/MAINT	.40	75
RDS/GROUNDS	.03	2
SECURITY	.26	14
ADMINISTRATIVE	.39	39
TOTAL CONTRACTS	1.80	105
CLEANING	.65	96
REPAIR/MAINT	.44	102
RDS/GROUNDS	.09	54
SECURITY	.24	78
ADMINISTRATIVE	.59	99

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	267 BLDS	50,680,810 SQ. FT.				48,532,806 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	228					15.52	14.08	10.63	19.76
RETAIL AREA	129	18.57	16.50	9.74	28.34				
OTHER AREA	42	8.70	6.43	2.88	10.95				
TOTAL RENT	236	15.55	14.29	10.53	19.18				
MISCELLANEOUS	177	.48	.22	.03	.51				
TOTAL INCOME	242	15.77	14.75	10.53	19.91				
EXPENSE									
CLEANING	255	.93	.85	.65	1.09	.96	.88	.66	1.14
REPAIR-MAINT	267	1.10	1.03	.66	1.43	1.13	1.07	.68	1.50
UTILITIES	252	1.64	1.57	1.28	1.92	1.66	1.60	1.30	1.94
RDS/GRNDS/SEC	255	.39	.34	.22	.49	.40	.35	.22	.52
ADMINISTRATIVE	254	.95	.92	.62	1.22	1.00	.97	.65	1.27
TOTAL OPER EXP	247	5.00	4.86	4.06	5.80	5.23	5.06	4.21	6.15
FIXED EXPENSES	254	2.15	1.81	1.16	3.01	2.25	1.85	1.19	3.31
TOTAL OPER+FIX	238	7.24	6.71	5.56	8.75	7.58	7.22	5.76	9.34
LEASING EXP	223	1.20	.59	.19	1.38				
TOTAL PAYROLL	229	.85	.70	.50	.99				
TOTAL CONTRACT	249	2.00	1.95	1.38	2.62				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5894	240
AVG SQFT/RETAIL TENANT	2447	143
AVG SQFT/OFFICE WORKER	246	172
AVG % OFFICE OCCUPANCY	88.3	261
AVG % RETAIL OCCUPANCY	88.0	150
AVG $ RATE YR-END RENT	18.49	227
RENTABLE/GROSS SQFT	.93	195

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.93	232
PAYROLL	.35	68
CONTRACT	.73	228
SUP/MAT/MISC	.06	198
TRASH REMOVAL	.05	212
REPR/MAINT TOTAL	1.11	248
PAYROLL	.49	200
ELEVATOR	.19	244
HVAC	.17	241
ELECTRICAL	.06	214
STRUCT/ROOF	.08	112
PLUMBING	.02	194
FIRE/LIFE SFTY	.05	146
OTHER MAINT/SUP	.23	239

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.65	239
ELECTRICAL	1.42	237
GAS	.13	115
FUEL OIL	.06	53
PURCH STEAM	.30	35
PURCH CH WTR	.48	7
COAL		
WATER/SEWER	.08	233
RDS/GNDS/SEC TOTAL	.39	237
RDS/GNDS TOTAL	.10	166
RDS/GNDS PAYRL	.18	24
RDS/GNDS CONTR	.06	161
RDS/GNDS OTHER	.03	94

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.32	222
SEC PAYROLL	.25	63
SEC CONTRACTS	.27	195
SEC OTHER	.08	80
ADMIN TOTAL	.97	235
PAYROLL	.31	168
MGMT FEES	.54	227
PROF FEES	.11	184
GEN OFC EXP	.07	206
OTHER ADM EXP	.08	161

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.19	231
REAL ESTATE TAX	1.89	231
BUILDING INS	.22	230
PERS PROP TAX	.02	67
OTHER TAX	.20	86
LEASING EXPENSES	1.22	207
ADV/PROMOTION	.06	157
COMMISSIONS	.40	175
PROF FEES	.09	69
TENANT ALTS	.86	148
BUY-OUTS	.83	12
OTHER LEASING	.19	64

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.85	229
CLEANING	.35	68
REPAIR/MAINT	.49	200
RDS/GROUNDS	.18	24
SECURITY	.25	63
ADMINISTRATIVE	.31	168
TOTAL CONTRACTS	2.00	249
CLEANING	.73	228
REPAIR/MAINT	.49	247
RDS/GROUNDS	.06	161
SECURITY	.27	195
ADMINISTRATIVE	.82	231

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Agency Managed

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	121 BLDS	56,966,221 SQ. FT.				48,965,062 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	103					15.34	14.68	10.87	17.83
RETAIL AREA	56	17.82	12.14	7.62	19.52				
OTHER AREA	27	7.20	6.49	3.51	11.05				
TOTAL RENT	108	15.55	14.67	10.89	18.20				
MISCELLANEOUS	92	.62	.34	.09	.94				
TOTAL INCOME	108	16.09	15.06	11.16	19.13				
EXPENSE									
CLEANING	120	1.02	.92	.66	1.28	1.05	.95	.68	1.30
REPAIR-MAINT	121	1.21	1.05	.78	1.40	1.24	1.11	.79	1.42
UTILITIES	117	1.73	1.64	1.34	2.01	1.75	1.65	1.34	2.01
RDS/GRNDS/SEC	118	.36	.33	.25	.47	.38	.33	.26	.48
ADMINISTRATIVE	120	.81	.77	.52	1.03	.84	.82	.53	1.06
TOTAL OPER EXP	116	5.10	4.93	4.21	5.92	5.30	5.03	4.26	6.34
FIXED EXPENSES	116	2.47	2.02	1.40	3.21	2.57	2.10	1.41	3.51
TOTAL OPER+FIX	112	7.54	7.04	5.71	8.99	7.84	7.46	5.84	9.47
LEASING EXP	101	1.25	.55	.13	2.00				
TOTAL PAYROLL	105	.84	.66	.45	1.06				
TOTAL CONTRACT	109	2.03	1.88	1.50	2.55				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1100(	114
AVG SQFT/RETAIL TENANT	2406	73
AVG SQFT/OFFICE WORKER	243	91
AVG % OFFICE OCCUPANCY	87.8	115
AVG % RETAIL OCCUPANCY	81.6	74
AVG $ RATE YR-END RENT	19.56	113
RENTABLE/GROSS SQFT	.90	87

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.03	106
PAYROLL	.44	30
CONTRACT	.81	105
SUP/MAT/MISC	.06	91
TRASH REMOVAL	.05	99
REPR/MAINT TOTAL	1.21	108
PAYROLL	.47	89
ELEVATOR	.23	106
HVAC	.18	104
ELECTRICAL	.07	101
STRUCT/ROOF	.11	53
PLUMBING	.02	91
FIRE/LIFE SFTY	.03	66
OTHER MAINT/SUP	.27	103

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.76	106
ELECTRICAL	1.49	102
GAS	.17	43
FUEL OIL	.04	14
PURCH STEAM	.31	27
PURCH CH WTR	.52	9
COAL		
WATER/SEWER	.07	102
RDS/GNDS/SEC TOTAL	.37	106
RDS/GNDS TOTAL	.08	79
RDS/GNDS PAYRL	.11	10
RDS/GNDS CONTR	.06	77
RDS/GNDS OTHER	.03	44

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.32	99
SEC PAYROLL	.22	32
SEC CONTRACTS	.28	87
SEC OTHER	.02	36
ADMIN TOTAL	.80	107
PAYROLL	.27	84
MGMT FEES	.43	97
PROF FEES	.06	79
GEN OFC EXP	.08	91
OTHER ADM EXP	.06	76

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.46	104
REAL ESTATE TAX	2.16	104
BUILDING INS	.25	104
PERS PROP TAX	.05	30
OTHER TAX	.09	37
LEASING EXPENSES	1.37	89
ADV/PROMOTION	.07	62
COMMISSIONS	.27	68
PROF FEES	.06	28
TENANT ALTS	1.31	63
BUY-OUTS	.25	10
OTHER LEASING	.23	23

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.84	105
CLEANING	.44	30
REPAIR/MAINT	.47	89
RDS/GROUNDS	.11	10
SECURITY	.22	32
ADMINISTRATIVE	.27	84
TOTAL CONTRACTS	2.03	109
CLEANING	.81	105
REPAIR/MAINT	.56	106
RDS/GROUNDS	.06	77
SECURITY	.28	87
ADMINISTRATIVE	.47	101

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	85 BLDS	86,784,965 SQ. FT.				62,540,461 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	72					17.40	16.15	12.67	21.73
RETAIL AREA	47	14.79	12.50	7.80	18.37				
OTHER AREA	20	28.18	10.70	3.66	48.05				
TOTAL RENT	75	17.66	15.67	13.02	21.28				
MISCELLANEOUS	62	1.11	.62	.23	1.12				
TOTAL INCOME	75	18.57	16.36	13.13	22.11				
EXPENSE									
CLEANING	85	1.13	.97	.75	1.34	1.17	1.00	.78	1.35
REPAIR-MAINT	85	1.33	1.11	.89	1.56	1.37	1.13	.93	1.62
UTILITIES	83	1.73	1.77	1.18	2.19	1.78	1.77	1.20	2.26
RDS/GRNDS/SEC	83	.41	.36	.25	.49	.43	.37	.27	.53
ADMINISTRATIVE	85	.76	.67	.52	.93	.80	.69	.53	.94
TOTAL OPER EXP	83	5.36	5.14	4.23	6.01	5.65	5.41	4.29	6.43
FIXED EXPENSES	83	3.65	2.62	1.67	5.26	3.84	2.73	1.71	5.40
TOTAL OPER+FIX	81	9.06	8.26	6.09	10.82	9.55	8.56	6.31	11.06
LEASING EXP	66	1.06	.46	.22	1.39				
TOTAL PAYROLL	73	.94	.75	.50	1.18				
TOTAL CONTRACT	72	2.11	2.01	1.41	2.47				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18637	82
AVG SQFT/RETAIL TENANT	3597	65
AVG SQFT/OFFICE WORKER	252	64
AVG % OFFICE OCCUPANCY	90.7	83
AVG % RETAIL OCCUPANCY	83.7	66
AVG $ RATE YR-END RENT	23.76	72
RENTABLE/GROSS SQFT	.89	62

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.16	71
PAYROLL	.51	26
CONTRACT	.86	68
SUP/MAT/MISC	.09	65
TRASH REMOVAL	.07	68
REPR/MAINT TOTAL	1.36	71
PAYROLL	.48	59
ELEVATOR	.28	70
HVAC	.22	66
ELECTRICAL	.10	66
STRUCT/ROOF	.14	36
PLUMBING	.03	60
FIRE/LIFE SFTY	.03	50
OTHER MAINT/SUP	.29	65

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.76	72
ELECTRICAL	1.45	71
GAS	.09	32
FUEL OIL	.01	12
PURCH STEAM	.41	24
PURCH CH WTR	.66	5
COAL		
WATER/SEWER	.06	70
RDS/GNDS/SEC TOTAL	.42	71
RDS/GNDS TOTAL	.06	44
RDS/GNDS PAYRL	.06	4
RDS/GNDS CONTR	.06	43
RDS/GNDS OTHER	.04	25

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	69
SEC PAYROLL	.32	32
SEC CONTRACTS	.26	54
SEC OTHER	.03	31
ADMIN TOTAL	.77	72
PAYROLL	.28	62
MGMT FEES	.39	63
PROF FEES	.06	46
GEN OFC EXP	.08	57
OTHER ADM EXP	.10	56

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.77	71
REAL ESTATE TAX	3.54	71
BUILDING INS	.24	72
PERS PROP TAX	.06	13
OTHER TAX	.03	18
LEASING EXPENSES	1.16	69
ADV/PROMOTION	.06	36
COMMISSIONS	.26	45
PROF FEES	.10	25
TENANT ALTS	.92	44
BUY-OUTS	.73	4
OTHER LEASING	.24	23

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.94	73
CLEANING	.51	26
REPAIR/MAINT	.48	59
RDS/GROUNDS	.06	4
SECURITY	.32	32
ADMINISTRATIVE	.28	62
TOTAL CONTRACTS	2.11	72
CLEANING	.86	68
REPAIR/MAINT	.89	70
RDS/GROUNDS	.06	43
SECURITY	.26	54
ADMINISTRATIVE	.42	67

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Agency Managed

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	1299 BLDS	132,309,804 SQ. FT.				130,396,874 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	1182					13.09	11.85	8.84	15.27
RETAIL AREA	131	11.99	11.16	6.63	17.40				
OTHER AREA	52	9.61	6.31	3.43	10.66				
TOTAL RENT	1212	13.04	11.82	8.84	15.26				
MISCELLANEOUS	679	.63	.11	.03	.36				
TOTAL INCOME	1221	13.53	11.93	8.93	15.66				
EXPENSE									
CLEANING	1210	.73	.69	.57	.83	.73	.69	.57	.84
REPAIR-MAINT	1294	.81	.70	.49	.92	.82	.70	.49	.93
UTILITIES	1186	1.53	1.50	1.23	1.85	1.54	1.51	1.24	1.86
RDS/GRNDS/SEC	1235	.39	.33	.22	.47	.40	.33	.22	.47
ADMINISTRATIVE	1259	.81	.72	.53	.97	.82	.73	.54	.96
TOTAL OPER EXP	1153	4.45	4.06	3.55	4.75	4.52	4.13	3.57	4.80
FIXED EXPENSES	1253	1.67	1.41	1.02	1.86	1.69	1.43	1.02	1.88
TOTAL OPER+FIX	1134	6.14	5.56	4.78	6.59	6.23	5.60	4.81	6.71
LEASING EXP	1083	1.31	.66	.21	1.63				
TOTAL PAYROLL	965	.55	.46	.27	.66				
TOTAL CONTRACT	1201	1.76	1.66	1.35	2.07				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2928	1218
AVG SQFT/RETAIL TENANT	2420	144
AVG SQFT/OFFICE WORKER	261	885
AVG % OFFICE OCCUPANCY	84.4	1270
AVG % RETAIL OCCUPANCY	86.5	144
AVG $ RATE YR-END RENT	15.90	1182
RENTABLE/GROSS SQFT	.94	835

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.72	1094
PAYROLL	.18	162
CONTRACT	.60	1078
SUP/MAT/MISC	.05	896
TRASH REMOVAL	.05	1019
REPR/MAINT TOTAL	.81	1196
PAYROLL	.32	872
ELEVATOR	.13	903
HVAC	.14	1142
ELECTRICAL	.04	970
STRUCT/ROOF	.06	722
PLUMBING	.02	911
FIRE/LIFE SFTY	.03	548
OTHER MAINT/SUP	.19	1130

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.52	1106
ELECTRICAL	1.37	1084
GAS	.10	444
FUEL OIL	.04	67
PURCH STEAM	1.13	4
PURCH CH WTR	.95	10
COAL		
WATER/SEWER	.06	1069
RDS/GNDS/SEC TOTAL	.39	1154
RDS/GNDS TOTAL	.20	1076
RDS/GNDS PAYRL	.07	121
RDS/GNDS CONTR	.15	1056
RDS/GNDS OTHER	.07	705

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.21	884
SEC PAYROLL	.22	61
SEC CONTRACTS	.20	834
SEC OTHER	.03	230
ADMIN TOTAL	.82	1177
PAYROLL	.25	637
MGMT FEES	.46	1136
PROF FEES	.07	765
GEN OFC EXP	.09	813
OTHER ADM EXP	.06	793

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.67	1148
REAL ESTATE TAX	1.50	1148
BUILDING INS	.16	1102
PERS PROP TAX	.05	187
OTHER TAX	.06	214
LEASING EXPENSES	1.39	1014
ADV/PROMOTION	.06	724
COMMISSIONS	.40	840
PROF FEES	.09	309
TENANT ALTS	1.13	731
BUY-OUTS	.38	64
OTHER LEASING	.20	273

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.55	965
CLEANING	.18	162
REPAIR/MAINT	.32	872
RDS/GROUNDS	.07	121
SECURITY	.22	61
ADMINISTRATIVE	.25	637
TOTAL CONTRACTS	1.76	1201
CLEANING	.60	1078
REPAIR/MAINT	.36	1179
RDS/GROUNDS	.15	1056
SECURITY	.20	834
ADMINISTRATIVE	.53	1149

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	204 BLDS	6,073,230 SQ. FT.				6,032,267 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	183					11.93	11.70	8.37	13.97
RETAIL AREA	7	10.69	11.41	9.46	12.95				
OTHER AREA									
TOTAL RENT	184	11.93	11.70	8.34	13.94				
MISCELLANEOUS	103	.42	.07	.02	.35				
TOTAL INCOME	188	12.07	11.70	8.33	14.49				
EXPENSE									
CLEANING	191	.73	.70	.57	.87	.73	.70	.57	.87
REPAIR-MAINT	202	.77	.68	.44	.92	.78	.69	.44	.93
UTILITIES	191	1.63	1.64	1.25	1.96	1.64	1.64	1.25	1.97
RDS/GRNDS/SEC	188	.36	.31	.19	.44	.37	.31	.20	.44
ADMINISTRATIVE	194	.71	.63	.46	.88	.71	.64	.46	.89
TOTAL OPER EXP	184	8.19	4.11	3.35	4.82	8.23	4.14	3.35	4.88
FIXED EXPENSES	186	1.45	1.33	.93	1.78	1.46	1.33	.94	1.78
TOTAL OPER+FIX	181	9.71	5.54	4.53	6.69	9.76	5.54	4.56	6.82
LEASING EXP	146	1.10	.49	.18	1.23				
TOTAL PAYROLL	116	.43	.35	.20	.55				
TOTAL CONTRACT	195	1.76	1.72	1.34	2.13				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	469	189
AVG SQFT/RETAIL TENANT	2170	6
AVG SQFT/OFFICE WORKER	222	128
AVG % OFFICE OCCUPANCY	87.5	198
AVG % RETAIL OCCUPANCY	100.0	6
AVG $ RATE YR-END RENT	13.97	176
RENTABLE/GROSS SQFT	.93	128

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.73	182
PAYROLL	.31	20
CONTRACT	.59	177
SUP/MAT/MISC	.08	144
TRASH REMOVAL	.07	161
REPR/MAINT TOTAL	.78	191
PAYROLL	.31	100
ELEVATOR	.08	124
HVAC	.21	178
ELECTRICAL	.07	132
STRUCT/ROOF	.08	95
PLUMBING	.03	125
FIRE/LIFE SFTY	.03	67
OTHER MAINT/SUP	.25	171

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.64	183
ELECTRICAL	1.47	178
GAS	.18	94
FUEL OIL	.08	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	174
RDS/GNDS/SEC TOTAL	.37	181
RDS/GNDS TOTAL	.31	162
RDS/GNDS PAYRL	.07	8
RDS/GNDS CONTR	.26	162
RDS/GNDS OTHER	.11	85

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.11	106
SEC PAYROLL	.03	2
SEC CONTRACTS	.11	105
SEC OTHER	.05	25
ADMIN TOTAL	.71	186
PAYROLL	.33	37
MGMT FEES	.51	183
PROF FEES	.14	98
GEN OFC EXP	.06	96
OTHER ADM EXP	.06	97

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.46	186
REAL ESTATE TAX	1.24	186
BUILDING INS	.18	183
PERS PROP TAX	.03	11
OTHER TAX	.25	22
LEASING EXPENSES	1.09	142
ADV/PROMOTION	.06	86
COMMISSIONS	.54	103
PROF FEES	.07	30
TENANT ALTS	.97	84
BUY-OUTS	.57	4
OTHER LEASING	.13	17

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.43	116
CLEANING	.31	20
REPAIR/MAINT	.31	100
RDS/GROUNDS	.07	8
SECURITY	.03	2
ADMINISTRATIVE	.33	37
TOTAL CONTRACTS	1.76	195
CLEANING	.59	177
REPAIR/MAINT	.39	186
RDS/GROUNDS	.26	162
SECURITY	.11	105
ADMINISTRATIVE	.56	185

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Agency Managed

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	256 BLDS	19,019,791 SQ. FT.				18,924,737 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	232					12.12	11.57	8.84	15.36
RETAIL AREA	10	15.25	13.07	11.88	18.72				
OTHER AREA	6	7.46	7.54	3.49	27.01				
TOTAL RENT	235	12.17	11.79	8.87	15.32				
MISCELLANEOUS	170	.49	.11	.03	.30				
TOTAL INCOME	237	12.54	12.17	9.03	15.67				
EXPENSE									
CLEANING	249	.72	.69	.56	.83	.72	.69	.56	.83
REPAIR-MAINT	256	.70	.66	.45	.89	.70	.66	.45	.90
UTILITIES	247	1.63	1.57	1.30	1.91	1.64	1.58	1.30	1.92
RDS/GRNDS/SEC	248	.34	.31	.20	.43	.34	.31	.21	.43
ADMINISTRATIVE	250	.79	.74	.54	.99	.80	.74	.54	1.00
TOTAL OPER EXP	237	4.18	4.12	3.56	4.74	4.20	4.13	3.57	4.74
FIXED EXPENSES	250	1.49	1.28	.96	1.85	1.50	1.29	.96	1.86
TOTAL OPER+FIX	234	5.69	5.50	4.72	6.50	5.72	5.51	4.75	6.50
LEASING EXP	207	1.31	.63	.22	1.59				
TOTAL PAYROLL	186	.48	.38	.23	.62				
TOTAL CONTRACT	232	1.67	1.69	1.33	2.03				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4186	245
AVG SQFT/RETAIL TENANT	1827	15
AVG SQFT/OFFICE WORKER	253	185
AVG % OFFICE OCCUPANCY	84.5	252
AVG % RETAIL OCCUPANCY	86.9	15
AVG $ RATE YR-END RENT	14.80	238
RENTABLE/GROSS SQFT	.93	171

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.72**	**219**
PAYROLL	.16	37
CONTRACT	.60	217
SUP/MAT/MISC	.06	181
TRASH REMOVAL	.05	206
REPR/MAINT TOTAL	**.70**	**228**
PAYROLL	.29	156
ELEVATOR	.07	215
HVAC	.16	227
ELECTRICAL	.05	196
STRUCT/ROOF	.07	116
PLUMBING	.02	174
FIRE/LIFE SFTY	.03	120
OTHER MAINT/SUP	.17	216

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.63**	**225**
ELECTRICAL	1.49	223
GAS	.14	63
FUEL OIL	.07	4
PURCH STEAM	1.36	3
PURCH CH WTR		
COAL		
WATER/SEWER	.08	222
RDS/GNDS/SEC TOTAL	**.34**	**224**
RDS/GNDS TOTAL	.24	212
RDS/GNDS PAYRL	.04	30
RDS/GNDS CONTR	.18	209
RDS/GNDS OTHER	.08	142

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.13	161
SEC PAYROLL	.14	11
SEC CONTRACTS	.12	172
SEC OTHER	.04	48
ADMIN TOTAL	**.80**	**228**
PAYROLL	.30	110
MGMT FEES	.50	221
PROF FEES	.08	137
GEN OFC EXP	.07	148
OTHER ADM EXP	.08	145

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.44**	**223**
REAL ESTATE TAX	1.28	223
BUILDING INS	.16	222
PERS PROP TAX	.10	24
OTHER TAX	.11	26
LEASING EXPENSES	**1.36**	**191**
ADV/PROMOTION	.08	135
COMMISSIONS	.49	150
PROF FEES	.09	61
TENANT ALTS	1.15	138
BUY-OUTS	.52	12
OTHER LEASING	.14	40

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.48**	**186**
CLEANING	.16	37
REPAIR/MAINT	.29	156
RDS/GROUNDS	.04	30
SECURITY	.14	11
ADMINISTRATIVE	.30	110
TOTAL CONTRACTS	**1.67**	**232**
CLEANING	.60	217
REPAIR/MAINT	.33	228
RDS/GROUNDS	.18	209
SECURITY	.12	172
ADMINISTRATIVE	.55	222

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	277 BLDS	48,051,565 SQ. FT.				47,394,675 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	262					13.38	12.81	9.45	16.74
RETAIL AREA	46	13.75	13.31	6.32	17.90				
OTHER AREA	20	5.62	5.72	2.46	8.38				
TOTAL RENT	267	13.34	12.73	9.45	16.72				
MISCELLANEOUS	214	.42	.12	.03	.41				
TOTAL INCOME	268	13.67	12.83	9.57	17.02				
EXPENSE									
CLEANING	274	.73	.69	.59	.83	.74	.69	.60	.85
REPAIR-MAINT	276	.79	.72	.52	.92	.79	.72	.52	.92
UTILITIES	268	1.48	1.44	1.22	1.71	1.49	1.45	1.23	1.74
RDS/GRNDS/SEC	272	.42	.36	.23	.50	.42	.37	.23	.51
ADMINISTRATIVE	275	.84	.77	.62	.99	.85	.78	.62	1.00
TOTAL OPER EXP	262	4.24	4.05	3.56	4.64	4.30	4.10	3.59	4.80
FIXED EXPENSES	273	1.68	1.51	1.17	1.98	1.71	1.53	1.17	2.01
TOTAL OPER+FIX	258	5.93	5.63	4.85	6.59	6.01	5.67	4.88	6.81
LEASING EXP	238	1.45	.86	.24	1.85				
TOTAL PAYROLL	242	.56	.50	.36	.70				
TOTAL CONTRACT	255	1.77	1.67	1.39	2.06				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6526	271
AVG SQFT/RETAIL TENANT	1974	49
AVG SQFT/OFFICE WORKER	268	200
AVG % OFFICE OCCUPANCY	83.6	276
AVG % RETAIL OCCUPANCY	90.9	49
AVG $ RATE YR-END RENT	16.49	253
RENTABLE/GROSS SQFT	.95	204

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.72**	**247**
PAYROLL	.17	55
CONTRACT	.61	243
SUP/MAT/MISC	.05	199
TRASH REMOVAL	.05	232
REPR/MAINT TOTAL	**.79**	**253**
PAYROLL	.33	200
ELEVATOR	.11	249
HVAC	.14	249
ELECTRICAL	.05	220
STRUCT/ROOF	.06	129
PLUMBING	.02	203
FIRE/LIFE SFTY	.03	147
OTHER MAINT/SUP	.17	243

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.47**	**247**
ELECTRICAL	1.34	245
GAS	.11	79
FUEL OIL	.06	26
PURCH STEAM		
PURCH CH WTR	.62	5
COAL		
WATER/SEWER	.08	244
RDS/GNDS/SEC TOTAL	**.41**	**251**
RDS/GNDS TOTAL	.20	233
RDS/GNDS PAYRL	.07	33
RDS/GNDS CONTR	.15	226
RDS/GNDS OTHER	.07	168

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.23	235
SEC PAYROLL	.27	17
SEC CONTRACTS	.21	222
SEC OTHER	.04	59
ADMIN TOTAL	**.84**	**254**
PAYROLL	.27	191
MGMT FEES	.48	249
PROF FEES	.07	189
GEN OFC EXP	.07	210
OTHER ADM EXP	.07	183

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.65**	**249**
REAL ESTATE TAX	1.46	249
BUILDING INS	.16	248
PERS PROP TAX	.05	67
OTHER TAX	.06	50
LEASING EXPENSES	**1.56**	**218**
ADV/PROMOTION	.07	174
COMMISSIONS	.44	181
PROF FEES	.13	84
TENANT ALTS	1.22	169
BUY-OUTS	.23	24
OTHER LEASING	.24	84

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.56**	**242**
CLEANING	.17	55
REPAIR/MAINT	.33	200
RDS/GROUNDS	.07	33
SECURITY	.27	17
ADMINISTRATIVE	.27	191
TOTAL CONTRACTS	**1.77**	**255**
CLEANING	.61	243
REPAIR/MAINT	.36	253
RDS/GROUNDS	.15	226
SECURITY	.21	222
ADMINISTRATIVE	.53	250

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Agency Managed

SUBURBAN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	56 BLDS	23,191,570 SQ. FT.				22,571,329 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	56					13.56	12.75	10.05	15.83
RETAIL AREA	22	10.71	9.65	6.55	17.54				
OTHER AREA	10	2.41	7.98	3.77	13.00				
TOTAL RENT	56	13.43	12.92	10.00	15.64				
MISCELLANEOUS	49	.45	.23	.04	.47				
TOTAL INCOME	56	13.83	13.47	10.44	16.43				
EXPENSE									
CLEANING	57	.76	.71	.57	.89	.77	.72	.57	.92
REPAIR-MAINT	56	.90	.89	.73	1.02	.92	.89	.73	1.06
UTILITIES	57	1.40	1.25	1.13	1.56	1.42	1.29	1.13	1.62
RDS/GRNDS/SEC	57	.40	.34	.27	.51	.42	.35	.28	.54
ADMINISTRATIVE	57	.90	.78	.60	1.14	.92	.80	.62	1.16
TOTAL OPER EXP	56	4.41	4.23	3.69	4.97	4.54	4.33	3.75	5.17
FIXED EXPENSES	57	1.72	1.55	1.21	1.77	1.77	1.59	1.27	1.84
TOTAL OPER + FIX	56	6.13	5.72	5.24	6.73	6.31	5.97	5.25	7.02
LEASING EXP	53	1.44	.84	.17	1.97				
TOTAL PAYROLL	52	.57	.52	.43	.66				
TOTAL CONTRACT	55	1.83	1.74	1.33	2.33				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6252	53
AVG SQFT/RETAIL TENANT	3069	21
AVG SQFT/OFFICE WORKER	257	40
AVG % OFFICE OCCUPANCY	84.1	57
AVG % RETAIL OCCUPANCY	85.1	21
AVG $ RATE YR-END RENT	16.65	56
RENTABLE/GROSS SQFT	.93	48

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.74	53
PAYROLL	.16	15
CONTRACT	.61	53
SUP/MAT/MISC	.05	50
TRASH REMOVAL	.04	52
REPR/MAINT TOTAL	.91	56
PAYROLL	.33	47
ELEVATOR	.19	55
HVAC	.11	54
ELECTRICAL	.04	48
STRUCT/ROOF	.06	32
PLUMBING	.02	48
FIRE/LIFE SFTY	.03	28
OTHER MAINT/SUP	.20	54

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.39	53
ELECTRICAL	1.27	53
GAS	.04	23
FUEL OIL	.01	16
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	52
RDS/GNDS/SEC TOTAL	.39	54
RDS/GNDS TOTAL	.16	51
RDS/GNDS PAYRL	.02	4
RDS/GNDS CONTR	.11	51
RDS/GNDS OTHER	.06	33

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.24	53
SEC PAYROLL	.17	7
SEC CONTRACTS	.24	48
SEC OTHER	.02	11
ADMIN TOTAL	.90	54
PAYROLL	.21	47
MGMT FEES	.50	52
PROF FEES	.06	35
GEN OFC EXP	.16	41
OTHER ADM EXP	.10	41

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.76	53
REAL ESTATE TAX	1.56	53
BUILDING INS	.16	54
PERS PROP TAX	.06	19
OTHER TAX	.04	19
LEASING EXPENSES	1.60	50
ADV/PROMOTION	.05	40
COMMISSIONS	.37	41
PROF FEES	.06	11
TENANT ALTS	1.25	41
BUY-OUTS	.94	5
OTHER LEASING	.16	23

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.57	52
CLEANING	.16	15
REPAIR/MAINT	.33	47
RDS/GROUNDS	.02	4
SECURITY	.17	7
ADMINISTRATIVE	.21	47
TOTAL CONTRACTS	1.83	55
CLEANING	.61	53
REPAIR/MAINT	.42	55
RDS/GROUNDS	.11	51
SECURITY	.24	48
ADMINISTRATIVE	.54	52

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	6,798,190 SQ. FT.				6,795,142 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					15.66	11.03	10.22	16.07
RETAIL AREA	3	6.67	7.63						
OTHER AREA									
TOTAL RENT	7	15.66	11.02	10.39	16.06				
MISCELLANEOUS	7	3.36	.57	.05	3.97				
TOTAL INCOME	7	19.04	11.39	10.54	20.96				
EXPENSE									
CLEANING	7	.60	.65	.50	.75	.60	.66	.50	.75
REPAIR-MAINT	7	.99	.75	.62	1.10	1.00	.76	.63	1.10
UTILITIES	7	1.62	1.46	1.45	1.88	1.63	1.46	1.46	1.89
RDS/GRNDS/SEC	7	.37	.41	.26	.44	.38	.41	.26	.44
ADMINISTRATIVE	7	.66	.57	.41	.75	.66	.56	.41	.76
TOTAL OPER EXP	7	4.25	4.18	3.77	4.49	4.27	4.21	3.80	4.49
FIXED EXPENSES	7	1.92	2.03	1.56	2.13	1.93	2.06	1.56	2.13
TOTAL OPER + FIX	7	6.17	5.76	5.65	6.31	6.20	5.63	5.73	6.32
LEASING EXP	6	.85	.70	.21	1.62				
TOTAL PAYROLL	7	.52	.46	.22	.61				
TOTAL CONTRACT	7	1.54	1.64	1.49	1.66				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10104	7
AVG SQFT/RETAIL TENANT	1064	4
AVG SQFT/OFFICE WORKER	352	5
AVG % OFFICE OCCUPANCY	83.4	7
AVG % RETAIL OCCUPANCY	84.1	4
AVG $ RATE YR-END RENT	16.87	7
RENTABLE/GROSS SQFT	.97	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.60	7
PAYROLL	.22	6
CONTRACT	.33	7
SUP/MAT/MISC	.07	6
TRASH REMOVAL	.03	6
REPR/MAINT TOTAL	.96	7
PAYROLL	.23	6
ELEVATOR	.27	7
HVAC	.13	5
ELECTRICAL	.02	5
STRUCT/ROOF	.06	5
PLUMBING	.01	6
FIRE/LIFE SFTY	.01	6
OTHER MAINT/SUP	.34	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.62	7
ELECTRICAL	1.21	7
GAS	.02	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	1.35	2
COAL		
WATER/SEWER	.10	7
RDS/GNDS/SEC TOTAL	.40	6
RDS/GNDS TOTAL	.15	6
RDS/GNDS PAYRL	.06	2
RDS/GNDS CONTR	.14	5
RDS/GNDS OTHER	.02	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.25	6
SEC PAYROLL		
SEC CONTRACTS	.25	6
SEC OTHER		
ADMIN TOTAL	.71	6
PAYROLL	.13	5
MGMT FEES	.46	6
PROF FEES	.06	3
GEN OFC EXP	.11	4
OTHER ADM EXP	.05	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.97	6
REAL ESTATE TAX	1.81	6
BUILDING INS	.15	6
PERS PROP TAX		
OTHER TAX	.01	3
LEASING EXPENSES	.94	6
ADV/PROMOTION	.05	3
COMMISSIONS	.30	5
PROF FEES	.05	2
TENANT ALTS	.70	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.52	7
CLEANING	.22	5
REPAIR/MAINT	.23	6
RDS/GROUNDS	.06	2
SECURITY		
ADMINISTRATIVE	.13	5
TOTAL CONTRACTS	1.54	7
CLEANING	.33	7
REPAIR/MAINT	.45	7
RDS/GROUNDS	.14	5
SECURITY	.25	6
ADMINISTRATIVE	.46	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

All Electric Buildings

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	345 BLDS	109,434,769 SQ. FT.				104,873,933 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	284					16.78	14.59	10.73	18.40
RETAIL AREA	137	18.22	16.79	10.86	26.10				
OTHER AREA	44	15.48	8.33	5.20	13.56				
TOTAL RENT	300	16.74	14.62	10.86	19.07				
MISCELLANEOUS	220	.73	.25	.06	.81				
TOTAL INCOME	300	17.33	14.99	11.53	19.86				
EXPENSE									
CLEANING	340	.99	.81	.64	1.07	1.02	.81	.64	1.11
REPAIR-MAINT	345	1.14	.86	.63	1.22	1.17	.88	.65	1.26
UTILITIES	337	1.61	1.56	1.25	1.93	1.64	1.59	1.26	1.96
RDS/GRNDS/SEC	337	.41	.33	.22	.49	.43	.35	.22	.51
ADMINISTRATIVE	345	.85	.80	.54	1.05	.89	.83	.57	1.09
TOTAL OPER EXP	331	5.00	4.55	3.93	5.48	5.22	4.74	3.99	5.79
FIXED EXPENSES	341	2.99	1.83	1.22	2.93	3.12	1.90	1.26	3.07
TOTAL OPER + FIX	327	7.98	6.42	5.29	8.46	8.34	6.61	5.37	8.89
LEASING EXP	264	1.17	.46	.15	1.39				
TOTAL PAYROLL	315	.91	.61	.43	1.02				
TOTAL CONTRACT	344	1.91	1.75	1.37	2.27				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7572	331
AVG SQFT/RETAIL TENANT	2812	173
AVG SQFT/OFFICE WORKER	263	291
AVG % OFFICE OCCUPANCY	90.3	342
AVG % RETAIL OCCUPANCY	86.1	183
AVG $ RATE YR-END RENT	22.17	311
RENTABLE/GROSS SQFT	.90	241

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.99	337
PAYROLL	.52	87
CONTRACT	.73	325
SUP/MAT/MISC	.07	281
TRASH REMOVAL	.05	307
REPR/MAINT TOTAL	1.14	338
PAYROLL	.42	272
ELEVATOR	.23	326
HVAC	.16	330
ELECTRICAL	.08	305
STRUCT/ROOF	.12	160
PLUMBING	.02	274
FIRE/LIFE SFTY	.03	217
OTHER MAINT/SUP	.24	326

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.62	336
ELECTRICAL	1.51	331
GAS	.03	40
FUEL OIL	.01	36
PURCH STEAM	.27	12
PURCH CH WTR	.60	9
COAL		
WATER/SEWER	.06	315
RDS/GNDS/SEC TOTAL	.41	336
RDS/GNDS TOTAL	.10	239
RDS/GNDS PAYRL	.09	42
RDS/GNDS CONTR	.07	223
RDS/GNDS OTHER	.03	160

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	306
SEC PAYROLL	.32	105
SEC CONTRACTS	.24	262
SEC OTHER	.03	122
ADMIN TOTAL	.86	343
PAYROLL	.27	231
MGMT FEES	.47	287
PROF FEES	.10	252
GEN OFC EXP	.09	278
OTHER ADM EXP	.12	242

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.00	337
REAL ESTATE TAX	2.76	337
BUILDING INS	.23	335
PERS PROP TAX	.03	93
OTHER TAX	.09	107
LEASING EXPENSES	1.17	261
ADV/PROMOTION	.06	186
COMMISSIONS	.27	202
PROF FEES	.10	91
TENANT ALTS	.99	178
BUY-OUTS	.42	26
OTHER LEASING	.22	78

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.91	315
CLEANING	.52	87
REPAIR/MAINT	.42	272
RDS/GROUNDS	.09	42
SECURITY	.32	105
ADMINISTRATIVE	.27	231
TOTAL CONTRACTS	1.91	344
CLEANING	.73	325
REPAIR/MAINT	.56	337
RDS/GROUNDS	.07	223
SECURITY	.24	262
ADMINISTRATIVE	.52	311

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	32 BLDS	969,293 SQ. FT.				941,332 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	27					12.13	11.57	9.09	14.49
RETAIL AREA	4	24.33	16.79	13.15	31.72				
OTHER AREA									
TOTAL RENT	28	12.61	11.83	9.34	14.78				
MISCELLANEOUS	18	.28	.14	.06	.45				
TOTAL INCOME	28	12.80	12.13	9.36	14.99				
EXPENSE									
CLEANING	31	1.03	.81	.58	1.07	1.05	.81	.58	1.07
REPAIR-MAINT	32	.96	.70	.54	1.16	.99	.70	.54	1.16
UTILITIES	32	1.70	1.62	1.28	1.99	1.72	1.62	1.28	2.05
RDS/GRNDS/SEC	29	.22	.21	.10	.29	.23	.21	.10	.29
ADMINISTRATIVE	32	.86	.63	.40	.97	.88	.63	.41	.97
TOTAL OPER EXP	31	4.62	4.23	3.79	5.11	4.77	4.23	3.87	5.36
FIXED EXPENSES	30	1.59	1.34	1.07	1.80	1.63	1.34	1.11	1.80
TOTAL OPER + FIX	29	6.09	5.83	4.81	6.77	6.24	5.83	4.93	6.77
LEASING EXP	18	.54	.22	.09	.40				
TOTAL PAYROLL	17	1.22	.66	.30	1.82				
TOTAL CONTRACT	32	1.64	1.66	1.35	2.05				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2950	32
AVG SQFT/RETAIL TENANT	3195	5
AVG SQFT/OFFICE WORKER	307	29
AVG % OFFICE OCCUPANCY	91.8	32
AVG % RETAIL OCCUPANCY	96.7	5
AVG $ RATE YR-END RENT	14.69	31
RENTABLE/GROSS SQFT	.86	20

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.03	31
PAYROLL	1.88	5
CONTRACT	.80	28
SUP/MAT/MISC	.10	24
TRASH REMOVAL	.06	25
REPR/MAINT TOTAL	1.00	29
PAYROLL	.81	13
ELEVATOR	.17	23
HVAC	.24	28
ELECTRICAL	.10	24
STRUCT/ROOF	.06	13
PLUMBING	.04	20
FIRE/LIFE SFTY	.03	18
OTHER MAINT/SUP	.15	27

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.70	32
ELECTRICAL	1.60	32
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	31
RDS/GNDS/SEC TOTAL	.22	29
RDS/GNDS TOTAL	.16	24
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	24
RDS/GNDS OTHER	.06	16

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.16	12
SEC PAYROLL		
SEC CONTRACTS	.16	12
SEC OTHER	.04	4
ADMIN TOTAL	.86	32
PAYROLL	.44	6
MGMT FEES	.54	27
PROF FEES	.12	19
GEN OFC EXP	.03	15
OTHER ADM EXP	.08	21

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.59	30
REAL ESTATE TAX	1.37	30
BUILDING INS	.21	30
PERS PROP TAX	.01	3
OTHER TAX	.13	6
LEASING EXPENSES	.54	17
ADV/PROMOTION	.04	6
COMMISSIONS	.30	10
PROF FEES	.02	3
TENANT ALTS	.60	7
BUY-OUTS		
OTHER LEASING	.02	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.22	17
CLEANING	1.88	5
REPAIR/MAINT	.81	13
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.44	6
TOTAL CONTRACTS	1.64	32
CLEANING	.80	28
REPAIR/MAINT	.54	29
RDS/GROUNDS	.11	24
SECURITY	.16	12
ADMINISTRATIVE	.59	26

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

All Electric Buildings

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	45 BLDS	3,269,127 SQ. FT.				3,153,396 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	38					13.99	14.00	9.51	17.48
RETAIL AREA	12	21.08	17.77	14.52	29.82				
OTHER AREA	4	60.74	16.60	7.49	131.83				
TOTAL RENT	41	14.56	14.19	9.71	18.97				
MISCELLANEOUS	26	.62	.27	.12	.61				
TOTAL INCOME	41	14.96	14.71	9.71	20.08				
EXPENSE									
CLEANING	45	.79	.74	.53	.98	.81	.74	.57	1.02
REPAIR-MAINT	45	.94	.75	.49	1.09	.96	.75	.49	1.09
UTILITIES	43	1.57	1.44	1.26	1.95	1.61	1.45	1.29	2.00
RDS/GRNDS/SEC	42	.32	.29	.15	.41	.33	.29	.16	.41
ADMINISTRATIVE	45	.91	.77	.65	1.10	.94	.80	.66	1.11
TOTAL OPER EXP	43	4.40	4.20	3.84	5.04	4.57	4.36	3.83	5.16
FIXED EXPENSES	44	1.82	1.44	.94	2.57	1.88	1.46	.97	2.66
TOTAL OPER + FIX	42	6.26	5.51	4.85	8.10	6.48	5.86	5.06	8.10
LEASING EXP	33	1.10	.42	.13	1.56				
TOTAL PAYROLL	39	.75	.56	.39	.74				
TOTAL CONTRACT	45	1.81	1.70	1.25	2.21				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3943	42
AVG SQFT/RETAIL TENANT	1512	18
AVG SQFT/OFFICE WORKER	219	35
AVG % OFFICE OCCUPANCY	89.9	44
AVG % RETAIL OCCUPANCY	86.6	19
AVG $ RATE YR-END RENT	17.24	40
RENTABLE/GROSS SQFT	.92	32

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.79	45
PAYROLL	.44	11
CONTRACT	.58	43
SUP/MAT/MISC	.06	37
TRASH REMOVAL	.07	39
REPR/MAINT TOTAL	.92	44
PAYROLL	.42	34
ELEVATOR	.15	44
HVAC	.18	43
ELECTRICAL	.05	38
STRUCT/ROOF	.04	18
PLUMBING	.04	33
FIRE/LIFE SFTY	.03	27
OTHER MAINT/SUP	.18	40

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.57	43
ELECTRICAL	1.46	40
GAS	.03	6
FUEL OIL		
PURCH STEAM	.53	2
PURCH CH WTR		
COAL		
WATER/SEWER	.07	35
RDS/GNDS/SEC TOTAL	.32	42
RDS/GNDS TOTAL	.15	24
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.13	23
RDS/GNDS OTHER	.04	20

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.24	39
SEC PAYROLL	.16	9
SEC CONTRACTS	.22	34
SEC OTHER	.04	10
ADMIN TOTAL	.91	45
PAYROLL	.40	21
MGMT FEES	.55	40
PROF FEES	.18	28
GEN OFC EXP	.06	37
OTHER ADM EXP	.07	29

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.86	43
REAL ESTATE TAX	1.56	43
BUILDING INS	.23	44
PERS PROP TAX	.03	4
OTHER TAX	.21	13
LEASING EXPENSES	1.10	33
ADV/PROMOTION	.08	22
COMMISSIONS	.40	22
PROF FEES	.08	8
TENANT ALTS	1.23	19
BUY-OUTS		
OTHER LEASING	.28	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.75	39
CLEANING	.44	11
REPAIR/MAINT	.42	34
RDS/GROUNDS		
SECURITY	.16	9
ADMINISTRATIVE	.40	21
TOTAL CONTRACTS	1.81	45
CLEANING	.58	43
REPAIR/MAINT	.43	44
RDS/GROUNDS	.13	23
SECURITY	.22	34
ADMINISTRATIVE	.64	42

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	109 BLDS	20,838,141 SQ. FT.				20,108,964 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	94					16.50	14.77	11.41	20.51
RETAIL AREA	45	23.01	23.04	12.46	35.50				
OTHER AREA	11	15.44	6.24	3.25	10.39				
TOTAL RENT	95	16.62	14.92	11.50	20.60				
MISCELLANEOUS	88	.57	.21	.03	.80				
TOTAL INCOME	95	17.04	15.30	11.74	21.50				
EXPENSE									
CLEANING	107	.86	.78	.63	1.05	.89	.79	.64	1.10
REPAIR-MAINT	109	.96	.86	.66	1.19	1.00	.90	.66	1.26
UTILITIES	108	1.65	1.60	1.32	1.87	1.68	1.66	1.35	1.93
RDS/GRNDS/SEC	108	.38	.33	.23	.49	.39	.35	.24	.51
ADMINISTRATIVE	109	.92	.86	.56	1.12	.95	.90	.61	1.17
TOTAL OPER EXP	105	4.81	4.69	3.98	5.42	4.98	4.82	3.99	5.82
FIXED EXPENSES	109	2.34	1.86	1.26	3.51	2.43	1.98	1.28	3.68
TOTAL OPER + FIX	105	7.19	6.49	5.44	8.82	7.46	6.84	5.56	9.33
LEASING EXP	86	1.10	.52	.20	1.31				
TOTAL PAYROLL	109	.73	.56	.39	.86				
TOTAL CONTRACT	109	1.91	1.87	1.36	2.42				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6181	104
AVG SQFT/RETAIL TENANT	2412	52
AVG SQFT/OFFICE WORKER	250	94
AVG % OFFICE OCCUPANCY	90.1	108
AVG % RETAIL OCCUPANCY	83.7	54
AVG $ RATE YR-END RENT	20.29	96
RENTABLE/GROSS SQFT	.92	85

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.86	107
PAYROLL	.36	27
CONTRACT	.69	104
SUP/MAT/MISC	.06	91
TRASH REMOVAL	.05	97
REPR/MAINT TOTAL	.96	109
PAYROLL	.39	96
ELEVATOR	.17	107
HVAC	.14	108
ELECTRICAL	.06	96
STRUCT/ROOF	.06	45
PLUMBING	.02	88
FIRE/LIFE SFTY	.03	77
OTHER MAINT/SUP	.21	109

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.65	108
ELECTRICAL	1.56	108
GAS	.07	7
FUEL OIL	.00	21
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	100
RDS/GNDS/SEC TOTAL	.38	108
RDS/GNDS TOTAL	.08	82
RDS/GNDS PAYRL	.07	12
RDS/GNDS CONTR	.06	79
RDS/GNDS OTHER	.03	50

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.32	106
SEC PAYROLL	.22	34
SEC CONTRACTS	.27	91
SEC OTHER	.04	45
ADMIN TOTAL	.92	109
PAYROLL	.31	76
MGMT FEES	.54	92
PROF FEES	.12	84
GEN OFC EXP	.06	95
OTHER ADM EXP	.10	78

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.37	107
REAL ESTATE TAX	2.08	107
BUILDING INS	.22	107
PERS PROP TAX	.04	37
OTHER TAX	.14	47
LEASING EXPENSES	1.12	84
ADV/PROMOTION	.05	70
COMMISSIONS	.39	71
PROF FEES	.07	33
TENANT ALTS	.86	65
BUY-OUTS	.16	6
OTHER LEASING	.15	25

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.73	109
CLEANING	.36	27
REPAIR/MAINT	.39	96
RDS/GROUNDS	.07	12
SECURITY	.22	34
ADMINISTRATIVE	.31	76
TOTAL CONTRACTS	1.91	109
CLEANING	.69	104
REPAIR/MAINT	.43	108
RDS/GROUNDS	.06	79
SECURITY	.27	91
ADMINISTRATIVE	.61	99

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

All Electric Buildings

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	66 BLDS	27,344,606 SQ. FT.				26,108,664 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	50					14.08	14.54	10.72	17.20
RETAIL AREA	27	17.24	13.29	8.36	18.64				
OTHER AREA	10	10.21	6.89	5.71	9.83				
TOTAL RENT	55	14.62	14.80	10.94	17.57				
MISCELLANEOUS	42	.69	.30	.06	1.12				
TOTAL INCOME	55	15.16	15.03	11.33	18.15				
EXPENSE									
CLEANING	65	.92	.80	.64	1.07	.94	.80	.64	1.14
REPAIR-MAINT	66	.96	.84	.65	1.20	1.01	.86	.67	1.28
UTILITIES	65	1.64	1.57	1.18	2.04	1.66	1.58	1.18	2.05
RDS/GRNDS/SEC	66	.42	.40	.26	.53	.44	.41	.27	.56
ADMINISTRATIVE	66	.83	.77	.59	1.06	.87	.84	.60	1.11
TOTAL OPER EXP	64	4.81	4.55	3.83	5.61	5.04	4.76	4.07	6.13
FIXED EXPENSES	65	2.00	1.71	1.10	2.79	2.10	1.87	1.11	2.93
TOTAL OPER+FIX	63	6.85	6.30	5.14	8.11	7.19	6.52	5.37	8.38
LEASING EXP	50	1.39	.66	.15	2.07				
TOTAL PAYROLL	63	.77	.62	.45	1.07				
TOTAL CONTRACT	66	1.87	1.73	1.44	2.23				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13827	65
AVG SQFT/RETAIL TENANT	2731	39
AVG SQFT/OFFICE WORKER	232	57
AVG % OFFICE OCCUPANCY	86.9	65
AVG % RETAIL OCCUPANCY	82.7	39
AVG $ RATE YR-END RENT	19.92	58
RENTABLE/GROSS SQFT	.91	47

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.90	63
PAYROLL	.41	11
CONTRACT	.73	62
SUP/MAT/MISC	.07	50
TRASH REMOVAL	.05	57
REPR/MAINT TOTAL	.97	65
PAYROLL	.39	53
ELEVATOR	.20	65
HVAC	.15	63
ELECTRICAL	.06	60
STRUCT/ROOF	.06	33
PLUMBING	.01	52
FIRE/LIFE SFTY	.03	37
OTHER MAINT/SUP	.22	61

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.64	65
ELECTRICAL	1.54	64
GAS	.01	5
FUEL OIL	.01	9
PURCH STEAM	.25	3
PURCH CH WTR		
COAL		
WATER/SEWER	.06	64
RDS/GNDS/SEC TOTAL	.42	66
RDS/GNDS TOTAL	.11	48
RDS/GNDS PAYRL	.18	5
RDS/GNDS CONTR	.06	47
RDS/GNDS OTHER	.03	32

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	62
SEC PAYROLL	.32	19
SEC CONTRACTS	.26	56
SEC OTHER	.02	26
ADMIN TOTAL	.83	66
PAYROLL	.29	55
MGMT FEES	.48	55
PROF FEES	.07	52
GEN OFC EXP	.06	55
OTHER ADM EXP	.04	50

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.00	66
REAL ESTATE TAX	1.77	65
BUILDING INS	.20	63
PERS PROP TAX	.03	23
OTHER TAX	.10	17
LEASING EXPENSES	1.39	50
ADV/PROMOTION	.07	33
COMMISSIONS	.31	35
PROF FEES	.13	16
TENANT ALTS	1.29	33
BUY-OUTS	.26	7
OTHER LEASING	.23	16

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.77	63
CLEANING	.41	11
REPAIR/MAINT	.39	53
RDS/GROUNDS	.18	5
SECURITY	.32	19
ADMINISTRATIVE	.29	55
TOTAL CONTRACTS	1.87	66
CLEANING	.73	62
REPAIR/MAINT	.46	65
RDS/GROUNDS	.06	47
SECURITY	.26	56
ADMINISTRATIVE	.49	61

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	45 BLDS	47,505,404 SQ. FT.				45,510,155 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	36					19.20	18.40	12.90	23.90
RETAIL AREA	26	15.72	14.89	10.47	20.36				
OTHER AREA	8	20.46	12.21	6.63	36.21				
TOTAL RENT	39	18.69	18.46	13.14	23.55				
MISCELLANEOUS	33	.91	.43	.10	.96				
TOTAL INCOME	39	19.47	18.54	13.68	23.74				
EXPENSE									
CLEANING	45	1.11	.98	.71	1.31	1.14	1.02	.72	1.33
REPAIR-MAINT	45	1.33	.99	.80	1.65	1.37	1.02	.85	1.69
UTILITIES	43	1.58	1.45	1.15	1.86	1.62	1.46	1.18	1.93
RDS/GRNDS/SEC	44	.42	.39	.24	.49	.44	.41	.27	.55
ADMINISTRATIVE	45	.87	.78	.52	1.09	.91	.83	.55	1.14
TOTAL OPER EXP	42	5.27	4.87	4.14	5.94	5.52	5.28	4.26	6.23
FIXED EXPENSES	45	3.97	2.62	1.79	5.54	4.14	2.85	1.84	5.69
TOTAL OPER+FIX	42	9.40	8.30	6.07	10.75	9.83	8.54	6.27	11.10
LEASING EXP	38	1.15	.37	.11	2.50				
TOTAL PAYROLL	44	1.11	.80	.57	1.37				
TOTAL CONTRACT	44	1.91	1.65	1.29	2.26				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	21719	44
AVG SQFT/RETAIL TENANT	3260	39
AVG SQFT/OFFICE WORKER	295	39
AVG % OFFICE OCCUPANCY	90.8	45
AVG % RETAIL OCCUPANCY	85.4	40
AVG $ RATE YR-END RENT	24.36	41
RENTABLE/GROSS SQFT	.89	34

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.12	44
PAYROLL	.58	23
CONTRACT	.74	41
SUP/MAT/MISC	.08	39
TRASH REMOVAL	.05	42
REPR/MAINT TOTAL	1.34	43
PAYROLL	.47	36
ELEVATOR	.27	43
HVAC	.17	40
ELECTRICAL	.10	41
STRUCT/ROOF	.19	22
PLUMBING	.02	38
FIRE/LIFE SFTY	.02	31
OTHER MAINT/SUP	.30	41

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.60	42
ELECTRICAL	1.46	42
GAS	.03	6
FUEL OIL	.00	4
PURCH STEAM	.21	5
PURCH CH WTR	.66	4
COAL		
WATER/SEWER	.06	41
RDS/GNDS/SEC TOTAL	.42	43
RDS/GNDS TOTAL	.10	26
RDS/GNDS PAYRL	.06	7
RDS/GNDS CONTR	.07	24
RDS/GNDS OTHER	.02	17

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	40
SEC PAYROLL	.35	23
SEC CONTRACTS	.20	30
SEC OTHER	.03	23
ADMIN TOTAL	.87	44
PAYROLL	.26	38
MGMT FEES	.43	34
PROF FEES	.12	28
GEN OFC EXP	.11	39
OTHER ADM EXP	.18	34

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.01	44
REAL ESTATE TAX	3.80	44
BUILDING INS	.24	44
PERS PROP TAX	.03	9
OTHER TAX	.07	15
LEASING EXPENSES	1.15	38
ADV/PROMOTION	.08	25
COMMISSIONS	.22	28
PROF FEES	.12	12
TENANT ALTS	.91	28
BUY-OUTS	.75	4
OTHER LEASING	.26	17

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.11	44
CLEANING	.58	23
REPAIR/MAINT	.47	36
RDS/GROUNDS	.06	7
SECURITY	.35	23
ADMINISTRATIVE	.26	36
TOTAL CONTRACTS	1.91	44
CLEANING	.74	41
REPAIR/MAINT	.66	43
RDS/GROUNDS	.07	24
SECURITY	.20	30
ADMINISTRATIVE	.48	36

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

All Electric Buildings

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	808 BLDS	98,513,136 SQ. FT.				97,089,132 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	744					12.85	11.76	8.80	14.90
RETAIL AREA	84	11.99	10.52	6.18	15.36				
OTHER AREA	28	6.89	4.90	2.37	6.63				
TOTAL RENT	753	12.82	11.75	8.80	14.81				
MISCELLANEOUS	560	.70	.13	.03	.39				
TOTAL INCOME	754	13.38	11.88	8.94	15.23				
EXPENSE									
CLEANING	786	.73	.67	.56	.81	.73	.67	.56	.81
REPAIR-MAINT	808	.84	.68	.50	.89	.84	.68	.50	.89
UTILITIES	764	1.55	1.50	1.24	1.87	1.56	1.50	1.24	1.88
RDS/GRNDS/SEC	792	.42	.34	.22	.51	.42	.35	.22	.51
ADMINISTRATIVE	804	.79	.73	.55	.96	.80	.74	.56	.97
TOTAL OPER EXP	746	4.56	4.06	3.53	4.68	4.63	4.09	3.55	4.76
FIXED EXPENSES	802	1.67	1.41	1.07	1.83	1.70	1.43	1.09	1.85
TOTAL OPER+FIX	742	6.18	5.56	4.78	6.44	6.27	5.59	4.79	6.54
LEASING EXP	649	1.52	.81	.23	1.87				
TOTAL PAYROLL	705	.62	.50	.33	.69				
TOTAL CONTRACT	805	1.70	1.64	1.32	1.99				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2368	769
AVG SQFT/RETAIL TENANT	2584	99
AVG SQFT/OFFICE WORKER	270	604
AVG % OFFICE OCCUPANCY	84.8	796
AVG % RETAIL OCCUPANCY	87.9	99
AVG $ RATE YR-END RENT	15.76	736
RENTABLE/GROSS SQFT	.94	548

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.73	778	**UTILITIES TOTAL**	1.55	762	SECURITY TOTAL	.24	648	**FIXED EXP TOTAL**	1.68	790	**TOTAL PAYROLL**	.62	705
PAYROLL	.19	135	ELECTRICAL	1.45	758	SEC PAYROLL	.24	77	REAL ESTATE TAX	1.51	790	CLEANING	.19	135
CONTRACT	.59	764	GAS	.04	41	SEC CONTRACTS	.22	587	BUILDING INS	.15	744	REPAIR/MAINT	.35	625
SUP/MAT/MISC	.06	642	FUEL OIL	.00	30	SEC OTHER	.0[illegible]	161	PERS PROP TAX	.08	145	RDS/GROUNDS	.09	84
TRASH REMOVAL	.05	712	PURCH STEAM	.19	2	**ADMIN TOTAL**	.79	802	OTHER TAX	.08	134	SECURITY	.24	77
REPR/MAINT TOTAL	.84	800	PURCH CH WTR	.79	8	PAYROLL	.26	510	**LEASING EXPENSES**	1.52	647	ADMINISTRATIVE	.26	510
PAYROLL	.35	625	COAL			MGMT FEES	.46	739	ADV/PROMOTION	.06	475	**TOTAL CONTRACTS**	1.70	805
ELEVATOR	.12	673	WATER/SEWER	.08	744	PROF FEES	.07	511	COMMISSIONS	.42	513	CLEANING	.59	764
HVAC	.13	767	**RDS/GNDS/SEC TOTAL**	.42	790	GEN OFC EXP	.09	552	PROF FEES	.09	207	REPAIR/MAINT	.36	791
ELECTRICAL	.05	683	RDS/GNDS TOTAL	.20	726	OTHER ADM EXP	.08	514	TENANT ALTS	1.27	480	RDS/GROUNDS	.15	714
STRUCT/ROOF	.06	468	RDS/GNDS PAYRL	.09	84				BUY-OUTS	.37	55	SECURITY	.22	587
PLUMBING	.02	631	RDS/GNDS CONTR	.15	714				OTHER LEASING	.18	217	ADMINISTRATIVE	.50	756
FIRE/LIFE SFTY	.03	403	RDS/GNDS OTHER	.06	491									
OTHER MAINT/SUP	.20	766												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	108 BLDS	3,389,353 SQ. FT.				3,361,180 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	96					11.41	11.44	8.77	13.32
RETAIL AREA	6	13.50	12.95	11.41	15.26				
OTHER AREA									
TOTAL RENT	100	11.53	11.44	8.82	13.27				
MISCELLANEOUS	61	.41	.07	.02	.46				
TOTAL INCOME	101	11.78	11.52	8.93	13.78				
EXPENSE									
CLEANING	103	.72	.68	.56	.78	.73	.69	.56	.78
REPAIR-MAINT	108	.73	.65	.46	.90	.73	.66	.47	.90
UTILITIES	100	1.73	1.69	1.33	2.10	1.74	1.69	1.33	2.12
RDS/GRNDS/SEC	101	.38	.33	.19	.50	.38	.33	.19	.51
ADMINISTRATIVE	106	.71	.65	.46	.87	.71	.66	.46	.89
TOTAL OPER EXP	100	11.27	4.22	3.36	4.91	11.35	4.30	3.40	4.95
FIXED EXPENSES	107	1.52	1.39	1.04	1.84	1.53	1.40	1.04	1.85
TOTAL OPER+FIX	99	12.80	5.91	4.60	6.60	12.90	5.93	4.60	6.75
LEASING EXP	79	1.02	.42	.18	1.18				
TOTAL PAYROLL	67	.53	.48	.27	.57				
TOTAL CONTRACT	107	1.69	1.70	1.32	2.09				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	290	103
AVG SQFT/RETAIL TENANT	2154	5
AVG SQFT/OFFICE WORKER	216	74
AVG % OFFICE OCCUPANCY	87.1	106
AVG % RETAIL OCCUPANCY	100.0	5
AVG $ RATE YR-END RENT	13.22	98
RENTABLE/GROSS SQFT	.94	75

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.72	103	**UTILITIES TOTAL**	1.73	100	SECURITY TOTAL	.14	62	**FIXED EXP TOTAL**	1.54	105	**TOTAL PAYROLL**	.53	67
PAYROLL	.35	18	ELECTRICAL	1.63	98	SEC PAYROLL	.10	6	REAL ESTATE TAX	1.31	105	CLEANING	.35	18
CONTRACT	.58	97	GAS	.24	3	SEC CONTRACTS	.13	57	BUILDING INS	.18	101	REPAIR/MAINT	.37	54
SUP/MAT/MISC	.08	81	FUEL OIL			SEC OTHER	.07	14	PERS PROP TAX	.12	7	RDS/GROUNDS	.13	6
TRASH REMOVAL	.07	80	PURCH STEAM			**ADMIN TOTAL**	.71	106	OTHER TAX	.36	14	SECURITY	.10	6
REPR/MAINT TOTAL	.74	106	PURCH CH WTR			PAYROLL	.28	29	**LEASING EXPENSES**	1.02	79	ADMINISTRATIVE	.28	29
PAYROLL	.37	54	COAL			MGMT FEES	.48	101	ADV/PROMOTION	.08	49	**TOTAL CONTRACTS**	1.69	107
ELEVATOR	.07	75	WATER/SEWER	.10	95	PROF FEES	.15	58	COMMISSIONS	.46	48	CLEANING	.58	97
HVAC	.19	97	**RDS/GNDS/SEC TOTAL**	.38	101	GEN OFC EXP	.09	58	PROF FEES	.07	20	REPAIR/MAINT	.34	104
ELECTRICAL	.06	76	RDS/GNDS TOTAL	.30	88	OTHER ADM EXP	.07	52	TENANT ALTS	1.06	45	RDS/GROUNDS	.25	86
STRUCT/ROOF	.07	54	RDS/GNDS PAYRL	.13	6				BUY-OUTS			SECURITY	.13	57
PLUMBING	.02	72	RDS/GNDS CONTR	.25	86				OTHER LEASING	.14	14	ADMINISTRATIVE	.57	102
FIRE/LIFE SFTY	.03	34	RDS/GNDS OTHER	.12	51									
OTHER MAINT/SUP	.22	95												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

All Electric Buildings

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	155 BLDS	11,469,473 SQ. FT.				11,389,793 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	145					11.80	10.97	8.78	14.50
RETAIL AREA	5	15.14	13.13	8.80	20.21				
OTHER AREA	3	14.94	6.65						
TOTAL RENT	146	11.80	11.04	8.74	14.45				
MISCELLANEOUS	109	.48	.12	.04	.33				
TOTAL INCOME	146	12.15	11.48	8.96	14.81				
EXPENSE									
CLEANING	152	.68	.67	.54	.79	.69	.67	.54	.80
REPAIR-MAINT	155	.67	.65	.45	.87	.67	.65	.45	.87
UTILITIES	152	1.66	1.59	1.33	1.98	1.66	1.60	1.33	1.98
RDS/GRNDS/SEC	153	.36	.33	.21	.47	.36	.33	.21	.47
ADMINISTRATIVE	153	.81	.78	.55	.97	.81	.78	.55	.99
TOTAL OPER EXP	147	4.19	4.10	3.59	4.76	4.22	4.11	3.64	4.76
FIXED EXPENSES	155	1.39	1.20	.95	1.74	1.40	1.21	.95	1.75
TOTAL OPER+FIX	147	5.57	5.50	4.76	6.19	5.61	5.51	4.76	6.26
LEASING EXP	129	1.46	.72	.26	1.90				
TOTAL PAYROLL	125	.50	.45	.23	.65				
TOTAL CONTRACT	154	1.65	1.69	1.29	2.02				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4625	151
AVG SQFT/RETAIL TENANT	2022	8
AVG SQFT/OFFICE WORKER	255	122
AVG % OFFICE OCCUPANCY	84.7	153
AVG % RETAIL OCCUPANCY	87.1	8
AVG $ RATE YR-END RENT	14.36	146
RENTABLE/GROSS SQFT	.93	104

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.69	149
PAYROLL	.22	24
CONTRACT	.57	147
SUP/MAT/MISC	.06	119
TRASH REMOVAL	.05	138
REPR/MAINT TOTAL	.67	151
PAYROLL	.26	106
ELEVATOR	.07	143
HVAC	.15	150
ELECTRICAL	.05	130
STRUCT/ROOF	.06	79
PLUMBING	.02	106
FIRE/LIFE SFTY	.02	71
OTHER MAINT/SUP	.17	147

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.66	151
ELECTRICAL	1.58	150
GAS	.06	8
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	149
RDS/GNDS/SEC TOTAL	.36	152
RDS/GNDS TOTAL	.23	144
RDS/GNDS PAYRL	.05	18
RDS/GNDS CONTR	.18	141
RDS/GNDS OTHER	.07	96

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.18	125
SEC PAYROLL	.15	11
SEC CONTRACTS	.15	116
SEC OTHER	.05	31
ADMIN TOTAL	.81	152
PAYROLL	.31	80
MGMT FEES	.49	147
PROF FEES	.09	88
GEN OFC EXP	.08	99
OTHER ADM EXP	.10	86

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.39	151
REAL ESTATE TAX	1.23	151
BUILDING INS	.14	150
PERS PROP TAX	.17	17
OTHER TAX	.16	15
LEASING EXPENSES	1.42	128
ADV/PROMOTION	.06	95
COMMISSIONS	.43	100
PROF FEES	.11	41
TENANT ALTS	1.28	94
BUY-OUTS	.55	7
OTHER LEASING	.13	31

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.50	125
CLEANING	.22	24
REPAIR/MAINT	.26	106
RDS/GROUNDS	.05	18
SECURITY	.15	11
ADMINISTRATIVE	.31	80
TOTAL CONTRACTS	1.65	154
CLEANING	.57	147
REPAIR/MAINT	.31	151
RDS/GROUNDS	.18	141
SECURITY	.15	116
ADMINISTRATIVE	.54	148

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	230 BLDS	40,892,072 SQ. FT.				40,298,741 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	211					13.15	12.54	8.85	16.69
RETAIL AREA	24	10.57	9.07	5.55	14.37				
OTHER AREA	13	3.46	3.56	.98	5.91				
TOTAL RENT	217	13.10	12.61	8.85	16.69				
MISCELLANEOUS	170	.47	.13	.04	.44				
TOTAL INCOME	217	13.47	12.79	9.01	17.17				
EXPENSE									
CLEANING	229	.72	.67	.59	.81	.73	.67	.59	.81
REPAIR-MAINT	230	.76	.68	.51	.87	.76	.68	.51	.88
UTILITIES	221	1.49	1.39	1.18	1.70	1.49	1.39	1.19	1.70
RDS/GRNDS/SEC	227	.45	.37	.24	.57	.45	.37	.24	.57
ADMINISTRATIVE	230	.81	.76	.58	.99	.82	.77	.58	.99
TOTAL OPER EXP	217	4.22	4.00	3.53	4.59	4.26	4.03	3.53	4.65
FIXED EXPENSES	226	1.63	1.47	1.19	1.85	1.65	1.47	1.19	1.89
TOTAL OPER+FIX	215	5.85	5.51	4.79	6.42	5.91	5.51	4.79	6.56
LEASING EXP	185	1.56	1.02	.34	1.96				
TOTAL PAYROLL	222	.61	.54	.38	.72				
TOTAL CONTRACT	229	1.69	1.63	1.36	1.97				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8083	220
AVG SQFT/RETAIL TENANT	2239	30
AVG SQFT/OFFICE WORKER	279	179
AVG % OFFICE OCCUPANCY	84.5	228
AVG % RETAIL OCCUPANCY	95.0	30
AVG $ RATE YR-END RENT	15.84	199
RENTABLE/GROSS SQFT	.95	166

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.72	227
PAYROLL	.21	53
CONTRACT	.60	222
SUP/MAT/MISC	.06	182
TRASH REMOVAL	.05	208
REPR/MAINT TOTAL	.76	228
PAYROLL	.33	186
ELEVATOR	.10	225
HVAC	.13	220
ELECTRICAL	.05	195
STRUCT/ROOF	.06	108
PLUMBING	.02	178
FIRE/LIFE SFTY	.03	133
OTHER MAINT/SUP	.16	218

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.49	220
ELECTRICAL	1.40	219
GAS	.03	13
FUEL OIL	.00	18
PURCH STEAM		
PURCH CH WTR	.44	5
COAL		
WATER/SEWER	.08	215
RDS/GNDS/SEC TOTAL	.45	227
RDS/GNDS TOTAL	.21	210
RDS/GNDS PAYRL	.10	32
RDS/GNDS CONTR	.16	203
RDS/GNDS OTHER	.07	151

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.26	207
SEC PAYROLL	.28	19
SEC CONTRACTS	.23	194
SEC OTHER	.05	58
ADMIN TOTAL	.81	230
PAYROLL	.28	178
MGMT FEES	.46	205
PROF FEES	.07	156
GEN OFC EXP	.09	178
OTHER ADM EXP	.07	146

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.64	224
REAL ESTATE TAX	1.46	224
BUILDING INS	.14	218
PERS PROP TAX	.07	61
OTHER TAX	.11	38
LEASING EXPENSES	1.56	185
ADV/PROMOTION	.07	144
COMMISSIONS	.45	148
PROF FEES	.11	69
TENANT ALTS	1.20	139
BUY-OUTS	.26	22
OTHER LEASING	.19	81

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.61	222
CLEANING	.21	53
REPAIR/MAINT	.33	186
RDS/GROUNDS	.10	32
SECURITY	.28	19
ADMINISTRATIVE	.28	178
TOTAL CONTRACTS	1.69	229
CLEANING	.60	222
REPAIR/MAINT	.32	228
RDS/GROUNDS	.16	203
SECURITY	.23	194
ADMINISTRATIVE	.49	211

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

All Electric Buildings

SUBURBAN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	42 BLDS	17,020,066 SQ. FT.				16,594,820 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	41					12.97	12.62	10.46	15.26
RETAIL AREA	16	12.31	9.02	4.89	17.41				
OTHER AREA	5	2.42	3.92	1.96	10.45				
TOTAL RENT	41	12.92	12.62	10.43	14.96				
MISCELLANEOUS	34	.26	.22	.07	.39				
TOTAL INCOME	41	13.15	13.20	10.91	15.06				
EXPENSE									
CLEANING	42	.75	.71	.57	.84	.76	.73	.57	.89
REPAIR-MAINT	42	.88	.79	.64	1.02	.89	.81	.64	1.02
UTILITIES	41	1.39	1.25	1.13	1.61	1.40	1.27	1.13	1.66
RDS/GRNDS/SEC	42	.45	.34	.29	.57	.46	.35	.31	.57
ADMINISTRATIVE	42	.82	.78	.59	1.04	.84	.81	.61	1.06
TOTAL OPER EXP	41	4.29	4.06	3.64	4.83	4.40	4.29	3.72	5.14
FIXED EXPENSES	42	1.89	1.60	1.40	1.94	1.94	1.63	1.40	2.04
TOTAL OPER+FIX	41	6.20	5.76	5.25	6.77	6.37	5.93	5.27	7.20
LEASING EXP	38	1.83	1.22	.16	3.06				
TOTAL PAYROLL	42	.60	.50	.41	.66				
TOTAL CONTRACT	42	1.75	1.71	1.34	2.03				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8045	38
AVG SQFT/RETAIL TENANT	3305	15
AVG SQFT/OFFICE WORKER	276	35
AVG % OFFICE OCCUPANCY	84.8	42
AVG % RETAIL OCCUPANCY	93.9	15
AVG $ RATE YR-END RENT	17.00	40
RENTABLE/GROSS SQFT	.94	34

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.74	41
PAYROLL	.12	12
CONTRACT	.62	41
SUP/MAT/MISC	.05	30
TRASH REMOVAL	.04	40
REPR/MAINT TOTAL	.88	42
PAYROLL	.32	36
ELEVATOR	.18	42
HVAC	.10	42
ELECTRICAL	.04	40
STRUCT/ROOF	.05	27
PLUMBING	.02	40
FIRE/LIFE SFTY	.03	26
OTHER MAINT/SUP	.21	42

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.39	41
ELECTRICAL	1.29	41
GAS	.03	4
FUEL OIL	.00	9
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	39
RDS/GNDS/SEC TOTAL	.45	42
RDS/GNDS TOTAL	.17	41
RDS/GNDS PAYRL	.06	5
RDS/GNDS CONTR	.11	41
RDS/GNDS OTHER	.07	26

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.27	41
SEC PAYROLL	.21	11
SEC CONTRACTS	.25	33
SEC OTHER	.02	11
ADMIN TOTAL	.82	42
PAYROLL	.23	38
MGMT FEES	.46	38
PROF FEES	.06	28
GEN OFC EXP	.12	29
OTHER ADM EXP	.11	28

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.90	41
REAL ESTATE TAX	1.74	41
BUILDING INS	.15	42
PERS PROP TAX	.14	11
OTHER TAX	.02	12
LEASING EXPENSES	1.83	38
ADV/PROMOTION	.06	34
COMMISSIONS	.45	29
PROF FEES	.06	11
TENANT ALTS	1.60	30
BUY-OUTS	.71	6
OTHER LEASING	.22	17

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.60	42
CLEANING	.12	12
REPAIR/MAINT	.32	36
RDS/GROUNDS	.06	5
SECURITY	.21	11
ADMINISTRATIVE	.23	38
TOTAL CONTRACTS	1.75	42
CLEANING	.62	41
REPAIR/MAINT	.38	42
RDS/GROUNDS	.11	41
SECURITY	.25	33
ADMINISTRATIVE	.47	40

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	6,727,190 SQ. FT.				6,696,644 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					16.35	11.77	10.47	21.43
RETAIL AREA	2	8.79	11.48						
OTHER AREA									
TOTAL RENT	6	16.37	11.77	10.81	21.43				
MISCELLANEOUS	6	3.77	.82	.08	6.88				
TOTAL INCOME	6	20.14	12.49	11.10	28.31				
EXPENSE									
CLEANING	7	.82	.65	.50	.79	.83	.66	.50	.80
REPAIR-MAINT	7	1.43	.79	.73	1.41	1.43	.79	.74	1.41
UTILITIES	7	1.69	1.46	1.45	2.01	1.70	1.46	1.46	2.02
RDS/GRNDS/SEC	6	.35	.35	.26	.41	.35	.35	.27	.41
ADMINISTRATIVE	7	.64	.57	.34	.75	.65	.56	.34	.76
TOTAL OPER EXP	7	5.19	4.18	3.77	4.66	5.22	4.21	3.80	4.66
FIXED EXPENSES	6	1.97	2.06	1.58	2.13	1.96	2.09	1.59	2.13
TOTAL OPER+FIX	6	6.21	5.75	5.54	6.79	6.24	5.82	5.65	6.79
LEASING EXP	5	.97	1.10	.26	1.89				
TOTAL PAYROLL	7	.86	.46	.22	.74				
TOTAL CONTRACT	7	1.68	1.64	1.61	1.71				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	22076	7
AVG SQFT/RETAIL TENANT	1632	3
AVG SQFT/OFFICE WORKER	311	5
AVG % OFFICE OCCUPANCY	85.4	7
AVG % RETAIL OCCUPANCY	82.8	3
AVG $ RATE YR-END RENT	17.09	6
RENTABLE/GROSS SQFT	.95	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.82	7
PAYROLL	.23	5
CONTRACT	.52	7
SUP/MAT/MISC	.07	5
TRASH REMOVAL	.07	6
REPR/MAINT TOTAL	1.43	7
PAYROLL	.61	6
ELEVATOR	.27	7
HVAC	.13	6
ELECTRICAL	.02	5
STRUCT/ROOF	.05	5
PLUMBING	.01	6
FIRE/LIFE SFTY	.01	5
OTHER MAINT/SUP	.42	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.69	7
ELECTRICAL	1.41	7
GAS	.02	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	7
RDS/GNDS/SEC TOTAL	.38	5
RDS/GNDS TOTAL	.15	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.14	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.23	5
SEC PAYROLL		
SEC CONTRACTS	.23	5
SEC OTHER		
ADMIN TOTAL	.70	6
PAYROLL	.14	5
MGMT FEES	.51	5
PROF FEES	.02	2
GEN OFC EXP	.11	4
OTHER ADM EXP	.06	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.03	5
REAL ESTATE TAX	1.87	5
BUILDING INS	.14	5
PERS PROP TAX		
OTHER TAX	.01	3
LEASING EXPENSES	1.09	4
ADV/PROMOTION	.05	3
COMMISSIONS	.32	4
PROF FEES	.05	2
TENANT ALTS	.70	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.86	7
CLEANING	.23	5
REPAIR/MAINT	.61	6
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.14	5
TOTAL CONTRACTS	1.68	7
CLEANING	.52	7
REPAIR/MAINT	.46	7
RDS/GROUNDS	.14	5
SECURITY	.23	5
ADMINISTRATIVE	.52	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Financial Buildings

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	45 BLDS	14,505,826 SQ. FT.				13,960,070 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	26					9.14	10.00	5.80	12.84
RETAIL AREA	13	21.45	13.27	9.16	23.67				
OTHER AREA	5	7.21	6.70	3.45	19.99				
TOTAL RENT	27	8.45	9.40	5.94	12.48				
MISCELLANEOUS	11	.12	.06	.01	.22				
TOTAL INCOME	27	8.51	10.00	6.21	12.48				
EXPENSE									
CLEANING	45	1.84	1.03	.74	1.99	1.86	1.04	.75	1.99
REPAIR-MAINT	45	2.24	1.50	1.06	2.10	2.26	1.50	1.06	2.12
UTILITIES	40	2.19	2.09	1.64	2.58	2.20	2.09	1.66	2.70
RDS/GRNDS/SEC	41	.49	.49	.30	.75	.51	.50	.30	.75
ADMINISTRATIVE	42	.42	.41	.23	.68	.44	.44	.27	.68
TOTAL OPER EXP	40	6.46	6.11	4.71	7.17	6.71	6.17	4.98	7.21
FIXED EXPENSES	45	3.98	1.82	1.07	3.52	4.14	1.92	1.20	3.74
TOTAL OPER+FIX	40	9.97	7.42	6.14	10.31	10.36	8.16	6.29	11.00
LEASING EXP	20	.27	15	.05	.41				
TOTAL PAYROLL	38	2.53	[illegible]	.70	2.26				
TOTAL CONTRACT	40	1.70	1.35	1.02	2.22				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	39546	32
AVG SQFT/RETAIL TENANT	2869	15
AVG SQFT/OFFICE WORKER	263	31
AVG % OFFICE OCCUPANCY	96.0	41
AVG % RETAIL OCCUPANCY	95.9	18
AVG $ RATE YR-END RENT	25.33	26
RENTABLE/GROSS SQFT	.92	26

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.86	40
PAYROLL	1.65	21
CONTRACT	1.04	33
SUP/MAT/MISC	.14	28
TRASH REMOVAL	.15	36
REPR/MAINT TOTAL	2.27	40
PAYROLL	1.28	33
ELEVATOR	.28	39
HVAC	.23	39
ELECTRICAL	.14	36
STRUCT/ROOF	.04	18
PLUMBING	.03	26
FIRE/LIFE SFTY	.09	29
OTHER MAINT/SUP	.38	39

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.23	35
ELECTRICAL	1.87	34
GAS	.23	22
FUEL OIL	.10	2
PURCH STEAM	.39	8
PURCH CH WTR	.97	2
COAL		
WATER/SEWER	.06	35
RDS/GNDS/SEC TOTAL	.48	37
RDS/GNDS TOTAL	.07	21
RDS/GNDS PAYRL	.08	8
RDS/GNDS CONTR	.05	17
RDS/GNDS OTHER	.03	14

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.51	31
SEC PAYROLL	.64	11
SEC CONTRACTS	.32	25
SEC OTHER	.03	12
ADMIN TOTAL	.42	37
PAYROLL	.31	30
MGMT FEES	.26	9
PROF FEES	.03	9
GEN OFC EXP	.04	22
OTHER ADM EXP	.10	16

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.31	39
REAL ESTATE TAX	3.91	39
BUILDING INS	.30	38
PERS PROP TAX	.37	11
OTHER TAX	.11	9
LEASING EXPENSES	.26	18
ADV/PROMOTION	.01	4
COMMISSIONS	.11	10
PROF FEES	.07	2
TENANT ALTS	.26	11
BUY-OUTS		
OTHER LEASING	.16	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.53	38
CLEANING	1.65	21
REPAIR/MAINT	1.28	33
RDS/GROUNDS	.06	8
SECURITY	.64	11
ADMINISTRATIVE	.31	30
TOTAL CONTRACTS	1.70	40
CLEANING	1.04	33
REPAIR/MAINT	.70	40
RDS/GROUNDS	.05	17
SECURITY	.32	25
ADMINISTRATIVE	.24	13

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	218,492 SQ. FT.				218,492 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					9.75	10.01		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	9.75	10.01						
MISCELLANEOUS									
TOTAL INCOME	2	9.75	10.01						
EXPENSE									
CLEANING	3	.99	.94			.99	.94		
REPAIR-MAINT	3	.97	1.30			.97	1.30		
UTILITIES	3	2.13	1.80			2.13	1.80		
RDS/GRNDS/SEC	3	.73	.87			.73	.87		
ADMINISTRATIVE	3	.43	.50			.43	.50		
TOTAL OPER EXP	3	5.30	6.60			5.30	6.60		
FIXED EXPENSES	3	2.00	1.69			2.00	1.69		
TOTAL OPER+FIX	3	7.30	8.29			7.30	8.29		
LEASING EXP									
TOTAL PAYROLL	2	1.26	1.32						
TOTAL CONTRACT	3	2.04	2.77						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6919	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	323	2
AVG % OFFICE OCCUPANCY	99.6	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.55	2
RENTABLE/GROSS SQFT	.91	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.99	3
PAYROLL		
CONTRACT	.82	3
SUP/MAT/MISC		
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	.97	3
PAYROLL		
ELEVATOR	.21	3
HVAC	.27	3
ELECTRICAL	.05	3
STRUCT/ROOF	.04	2
PLUMBING	.12	2
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.12	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.13	3
ELECTRICAL	1.87	3
GAS	.26	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	3
RDS/GNDS/SEC TOTAL	.73	3
RDS/GNDS TOTAL	.18	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.61	3
SEC PAYROLL	.12	2
SEC CONTRACTS	.81	2
SEC OTHER	.01	2
ADMIN TOTAL	.43	3
PAYROLL	.55	2
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.80	2
REAL ESTATE TAX	1.83	2
BUILDING INS	.16	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.26	2
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY	.12	2
ADMINISTRATIVE	.55	2
TOTAL CONTRACTS	2.04	3
CLEANING	.82	3
REPAIR/MAINT	.65	3
RDS/GROUNDS	.06	2
SECURITY	.81	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Financial Buildings

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	20 BLDS	3,418,484 SQ. FT.				3,269,371 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	15					8.89	8.59	5.89	12.17
RETAIL AREA	6	10.72	10.46	7.37	12.80				
OTHER AREA	3	6.97	6.70						
TOTAL RENT	15	8.83	8.80	6.17	12.17				
MISCELLANEOUS	7	.17	.16	.03	.22				
TOTAL INCOME	15	8.91	8.80	6.57	12.17				
EXPENSE									
CLEANING	20	1.05	.88	.67	1.31	1.06	.90	.67	1.32
REPAIR-MAINT	20	1.49	1.27	1.02	1.54	1.50	1.27	1.02	1.54
UTILITIES	20	2.01	1.82	1.56	2.49	2.01	1.82	1.56	2.51
RDS/GRNDS/SEC	20	.47	.41	.31	.65	.49	.43	.31	.71
ADMINISTRATIVE	20	.53	.43	.26	.76	.55	.50	.29	.76
TOTAL OPER EXP	20	5.57	5.19	4.26	6.41	5.82	5.50	4.80	6.45
FIXED EXPENSES	20	1.63	1.59	.97	2.01	1.70	1.59	1.03	2.16
TOTAL OPER+FIX	20	7.20	6.65	5.64	9.12	7.52	6.77	6.26	9.43
LEASING EXP	13	.46	.16	.03	.72				
TOTAL PAYROLL	18	1.32	1.01	.88	2.19				
TOTAL CONTRACT	19	1.76	1.64	1.42	1.88				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15175	17
AVG SQFT/RETAIL TENANT	1617	7
AVG SQFT/OFFICE WORKER	257	18
AVG % OFFICE OCCUPANCY	97.3	19
AVG % RETAIL OCCUPANCY	100.0	7
AVG $ RATE YR-END RENT	14.37	16
RENTABLE/GROSS SQFT	.91	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.01	19
PAYROLL	.56	7
CONTRACT	.75	18
SUP/MAT/MISC	.13	11
TRASH REMOVAL	.05	16
REPR/MAINT TOTAL	1.60	19
PAYROLL	.79	15
ELEVATOR	.26	18
HVAC	.19	19
ELECTRICAL	.06	17
STRUCT/ROOF	.04	9
PLUMBING	.03	13
FIRE/LIFE SFTY	.09	16
OTHER MAINT/SUP	.26	18

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.02	19
ELECTRICAL	1.66	18
GAS	.37	11
FUEL OIL		
PURCH STEAM	.32	3
PURCH CH WTR	.97	2
COAL		
WATER/SEWER	.08	19
RDS/GNDS/SEC TOTAL	.45	19
RDS/GNDS TOTAL	.11	10
RDS/GNDS PAYRL	.08	4
RDS/GNDS CONTR	.05	9
RDS/GNDS OTHER	.05	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.40	17
SEC PAYROLL	.57	3
SEC CONTRACTS	.33	16
SEC OTHER	.01	7
ADMIN TOTAL	.54	19
PAYROLL	.40	16
MGMT FEES	.44	4
PROF FEES	.06	7
GEN OFC EXP	.05	12
OTHER ADM EXP	.13	10

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.67	19
REAL ESTATE TAX	1.35	19
BUILDING INS	.21	18
PERS PROP TAX	.30	7
OTHER TAX	.05	4
LEASING EXPENSES	.47	11
ADV/PROMOTION	.01	4
COMMISSIONS	.23	7
PROF FEES	.07	2
TENANT ALTS	.41	7
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.32	18
CLEANING	.56	7
REPAIR/MAINT	.79	15
RDS/GROUNDS	.08	4
SECURITY	.57	3
ADMINISTRATIVE	.40	16
TOTAL CONTRACTS	1.76	19
CLEANING	.75	18
REPAIR/MAINT	.62	19
RDS/GROUNDS	.05	9
SECURITY	.33	16
ADMINISTRATIVE	.28	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	2,044,682 SQ. FT.				1,992,201 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					12.86	13.16		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	12.61	12.48						
MISCELLANEOUS									
TOTAL INCOME	3	12.62	12.48						
EXPENSE									
CLEANING	5	2.11	2.21	.85	3.28	2.12	2.21	.86	3.30
REPAIR-MAINT	5	2.05	2.03	1.33	2.58	2.06	2.03	1.35	2.59
UTILITIES	4	2.33	2.26	2.15	2.58	2.34	2.26	2.15	2.60
RDS/GRNDS/SEC	4	.57	.56	.30	.84	.58	.58	.33	.84
ADMINISTRATIVE	4	.38	.41	.15	.65	.38	.41	.16	.65
TOTAL OPER EXP	4	6.48	6.43	5.39	7.64	6.71	6.68	5.65	7.84
FIXED EXPENSES	5	3.61	1.98	1.26	7.06	3.71	1.98	1.34	7.24
TOTAL OPER+FIX	4	10.60	10.57	6.65	14.70	10.97	10.90	6.98	15.09
LEASING EXP	4	.31	.22	.06	.60				
TOTAL PAYROLL	5	2.18	1.55	.94	3.85				
TOTAL CONTRACT	5	2.15	1.44	.72	3.49				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	271734	4
AVG SQFT/RETAIL TENANT	1371	2
AVG SQFT/OFFICE WORKER	232	4
AVG % OFFICE OCCUPANCY	97.2	5
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	21.95	4
RENTABLE/GROSS SQFT	.87	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	2.11	5
PAYROLL	1.52	3
CONTRACT	1.22	4
SUP/MAT/MISC	.10	5
TRASH REMOVAL	.14	5
REPR/MAINT TOTAL	2.05	5
PAYROLL	.70	5
ELEVATOR	.24	5
HVAC	.46	5
ELECTRICAL	.27	5
STRUCT/ROOF	.02	2
PLUMBING	.04	5
FIRE/LIFE SFTY	.06	4
OTHER MAINT/SUP	.27	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.33	4
ELECTRICAL	2.02	4
GAS	.18	3
FUEL OIL	.10	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	4
RDS/GNDS/SEC TOTAL	.57	4
RDS/GNDS TOTAL	.06	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	3
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.72	3
SEC PAYROLL	.75	2
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.38	4
PAYROLL	.24	4
MGMT FEES		
PROF FEES		
GEN OFC EXP	.02	3
OTHER ADM EXP	.12	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.61	5
REAL ESTATE TAX	3.44	5
BUILDING INS	.17	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.31	4
ADV/PROMOTION		
COMMISSIONS	.06	2
PROF FEES		
TENANT ALTS	.36	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.18	5
CLEANING	1.52	3
REPAIR/MAINT	.70	5
RDS/GROUNDS		
SECURITY	.75	2
ADMINISTRATIVE	.24	4
TOTAL CONTRACTS	2.15	5
CLEANING	1.22	4
REPAIR/MAINT	1.07	5
RDS/GROUNDS	.06	3
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Financial Buildings

DOWNTOWN MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	7,437,415 SQ. FT.				7,122,918 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					7.81	4.77		
RETAIL AREA	4	26.43	30.78	18.60	43.29				
OTHER AREA									
TOTAL RENT	4	6.73	4.28	2.43	10.38				
MISCELLANEOUS	2	.04	.03						
TOTAL INCOME	4	6.75	4.31	2.46	10.38				
EXPENSE									
CLEANING	8	2.25	2.09	1.55	2.54	2.27	2.11	1.62	2.55
REPAIR-MAINT	8	2.85	2.17	2.05	2.35	2.88	2.18	2.06	2.45
UTILITIES	6	2.30	2.12	1.69	3.06	2.32	2.22	1.69	3.06
RDS/GRNDS/SEC	6	.52	.50	.29	.59	.54	.52	.29	.60
ADMINISTRATIVE	6	.40	.41	.25	.56	.42	.44	.27	.58
TOTAL OPER EXP	6	7.32	7.55	6.23	7.89	7.63	7.61	6.85	8.55
FIXED EXPENSES	8	5.67	6.56	3.07	7.18	5.92	6.58	3.41	7.52
TOTAL OPER+FIX	6	12.50	12.40	9.77	14.71	13.03	12.93	10.94	14.86
LEASING EXP	3	.12	.11						
TOTAL PAYROLL	7	3.34	3.94	1.69	4.03				
TOTAL CONTRACT	7	1.71	1.61	.72	2.40				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	193933	5
AVG SQFT/RETAIL TENANT	4972	4
AVG SQFT/OFFICE WORKER	290	2
AVG % OFFICE OCCUPANCY	94.4	7
AVG % RETAIL OCCUPANCY	94.4	6
AVG $ RATE YR-END RENT	37.26	3
RENTABLE/GROSS SQFT	.95	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	2.34	7
PAYROLL	2.30	4
CONTRACT	1.18	5
SUP/MAT/MISC	.17	5
TRASH REMOVAL	.21	7
REPR/MAINT TOTAL	2.92	7
PAYROLL	1.72	7
ELEVATOR	.32	7
HVAC	.19	6
ELECTRICAL	.14	7
STRUCT/ROOF	.05	2
PLUMBING	.03	5
FIRE/LIFE SFTY	.10	4
OTHER MAINT/SUP	.50	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.38	5
ELECTRICAL	1.97	5
GAS	.11	2
FUEL OIL		
PURCH STEAM	.41	4
PURCH CH WTR		
COAL		
WATER/SEWER	.04	5
RDS/GNDS/SEC TOTAL	.62	5
RDS/GNDS TOTAL	.04	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.50	5
SEC PAYROLL	.65	3
SEC CONTRACTS	.21	3
SEC OTHER	.05	2
ADMIN TOTAL	.38	5
PAYROLL	.27	5
MGMT FEES	.22	2
PROF FEES		
GEN OFC EXP	.04	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	6.20	7
REAL ESTATE TAX	5.76	7
BUILDING INS	.43	6
PERS PROP TAX		
OTHER TAX	.09	3
LEASING EXPENSES	.12	3
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING	.17	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	3.34	7
CLEANING	2.30	4
REPAIR/MAINT	1.72	7
RDS/GROUNDS		
SECURITY	.65	3
ADMINISTRATIVE	.27	5
TOTAL CONTRACTS	1.71	7
CLEANING	1.18	5
REPAIR/MAINT	.70	7
RDS/GROUNDS	.04	2
SECURITY	.21	3
ADMINISTRATIVE	.23	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	18 BLDS	2,355,725 SQ. FT.				2,320,825 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	15					12.98	12.26	9.00	20.03
RETAIL AREA									
OTHER AREA									
TOTAL RENT	15	13.02	14.18	9.00	20.03				
MISCELLANEOUS	7	1.88	.17	.01	8.03				
TOTAL INCOME	15	13.50	14.42	9.00	22.69				
EXPENSE									
CLEANING	17	1.10	.96	.71	1.34	1.10	.96	.71	1.34
REPAIR-MAINT	18	1.17	.89	.69	1.38	1.18	.89	.69	1.38
UTILITIES	18	1.93	1.97	1.58	2.12	1.93	1.97	1.58	2.12
RDS/GRNDS/SEC	17	.78	.75	.42	1.27	.79	.75	.42	1.27
ADMINISTRATIVE	18	.60	.62	.38	1.14	.61	.63	.38	1.14
TOTAL OPER EXP	17	5.55	5.20	4.23	6.94	5.64	5.20	4.27	6.94
FIXED EXPENSES	18	2.01	1.73	1.09	2.50	2.04	1.74	1.09	2.55
TOTAL OPER+FIX	17	7.54	6.96	5.53	9.49	7.66	6.96	5.59	9.49
LEASING EXP	13	.27	.17	.03	.63				
TOTAL PAYROLL	13	.99	.82	.59	1.31				
TOTAL CONTRACT	18	2.02	1.90	1.56	2.90				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	29566	14
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	207	16
AVG % OFFICE OCCUPANCY	94.0	17
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.36	11
RENTABLE/GROSS SQFT	.90	14

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.10	17
PAYROLL	.03	2
CONTRACT	.86	17
SUP/MAT/MISC	.11	15
TRASH REMOVAL	.13	17
REPR/MAINT TOTAL	1.17	18
PAYROLL	.54	11
ELEVATOR	.07	16
HVAC	.20	17
ELECTRICAL	.19	16
STRUCT/ROOF	.10	7
PLUMBING	.06	14
FIRE/LIFE SFTY	.02	14
OTHER MAINT/SUP	.27	17

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.93	18
ELECTRICAL	1.78	18
GAS	.18	7
FUEL OIL	.00	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	18
RDS/GNDS/SEC TOTAL	.78	17
RDS/GNDS TOTAL	.23	16
RDS/GNDS PAYRL	.10	2
RDS/GNDS CONTR	.13	16
RDS/GNDS OTHER	.09	14

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.60	13
SEC PAYROLL	.57	5
SEC CONTRACTS	.53	10
SEC OTHER	.05	2
ADMIN TOTAL	.60	18
PAYROLL	.30	13
MGMT FEES	.34	11
PROF FEES	.02	6
GEN OFC EXP	.11	10
OTHER ADM EXP	.15	13

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.01	18
REAL ESTATE TAX	1.89	18
BUILDING INS	.15	16
PERS PROP TAX	.01	2
OTHER TAX	.04	2
LEASING EXPENSES	.27	13
ADV/PROMOTION	.06	6
COMMISSIONS	.15	6
PROF FEES	.00	2
TENANT ALTS	.18	6
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.99	13
CLEANING	.03	2
REPAIR/MAINT	.54	11
RDS/GROUNDS	.10	2
SECURITY	.57	5
ADMINISTRATIVE	.30	13
TOTAL CONTRACTS	2.02	18
CLEANING	.86	17
REPAIR/MAINT	.54	18
RDS/GROUNDS	.13	16
SECURITY	.53	10
ADMINISTRATIVE	.26	12

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Financial Buildings

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	270,890 SQ. FT.				256,890 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					14.95	11.57		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	16.74	16.98						
MISCELLANEOUS	3	5.52	.17						
TOTAL INCOME	3	22.25	22.10						
EXPENSE									
CLEANING	4	1.13	1.11	.82	1.34	1.13	1.11	.82	1.34
REPAIR-MAINT	4	1.51	.91	.83	1.80	1.60	.95	.91	1.84
UTILITIES	4	2.73	2.68	1.77	3.42	2.73	2.68	1.77	3.42
RDS/GRNDS/SEC	3	.78	.78			.85	1.02		
ADMINISTRATIVE	4	.91	1.15	.53	1.50	.96	1.15	.53	1.74
TOTAL OPER EXP	4	6.77	6.76	5.39	7.74	7.15	6.83	5.39	8.96
FIXED EXPENSES	4	1.74	1.66	1.29	2.29	1.83	1.66	1.29	2.72
TOTAL OPER+FIX	4	8.51	8.12	6.86	9.85	8.98	8.12	6.86	11.50
LEASING EXP	3	.40	.43						
TOTAL PAYROLL	3	1.04	.96						
TOTAL CONTRACT	4	2.38	2.26	1.72	2.84				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7313	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	170	3
AVG % OFFICE OCCUPANCY	93.2	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.91	2
RENTABLE/GROSS SQFT	.87	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.13	4
PAYROLL	.03	2
CONTRACT	.93	4
SUP/MAT/MISC	.13	3
TRASH REMOVAL	.08	4
REPR/MAINT TOTAL	1.51	4
PAYROLL	.35	2
ELEVATOR	.08	4
HVAC	.38	4
ELECTRICAL	.24	4
STRUCT/ROOF	.18	2
PLUMBING	.24	4
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.27	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.73	4
ELECTRICAL	2.56	4
GAS	.12	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	4
RDS/GNDS/SEC TOTAL	.78	3
RDS/GNDS TOTAL	.66	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.18	3
RDS/GNDS OTHER	.66	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.17	2
SEC PAYROLL	.17	2
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.91	4
PAYROLL	.65	3
MGMT FEES	.63	2
PROF FEES	.06	2
GEN OFC EXP	.06	2
OTHER ADM EXP	.13	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.74	4
REAL ESTATE TAX	1.41	4
BUILDING INS	.31	4
PERS PROP TAX		
OTHER TAX	.04	2
LEASING EXPENSES	.40	3
ADV/PROMOTION	.21	2
COMMISSIONS	.39	2
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.04	3
CLEANING	.03	2
REPAIR/MAINT	.35	2
RDS/GROUNDS		
SECURITY	.17	2
ADMINISTRATIVE	.65	3
TOTAL CONTRACTS	2.38	4
CLEANING	.93	4
REPAIR/MAINT	1.04	4
RDS/GROUNDS	.18	3
SECURITY		
ADMINISTRATIVE	.69	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	1,721,187 SQ. FT.				1,721,187 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					13.10	14.18	9.00	20.30
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	13.10	14.18	9.00	20.30				
MISCELLANEOUS									
TOTAL INCOME	7	13.14	14.18	9.00	20.62				
EXPENSE									
CLEANING	8	1.16	1.12	.78	1.66	1.16	1.12	.78	1.66
REPAIR-MAINT	8	1.20	1.10	.77	1.56	1.20	1.10	.77	1.56
UTILITIES	8	1.88	1.92	1.59	2.08	1.88	1.92	1.59	2.08
RDS/GRNDS/SEC	8	.86	.96	.65	1.27	.86	.96	.65	1.27
ADMINISTRATIVE	8	.56	.52	.38	.63	.56	.52	.38	.63
TOTAL OPER EXP	8	5.68	5.60	4.63	6.94	5.68	5.60	4.63	6.94
FIXED EXPENSES	8	2.17	1.85	1.30	3.08	2.17	1.85	1.30	3.08
TOTAL OPER+FIX	8	7.85	8.28	5.90	10.02	7.85	8.28	5.90	10.02
LEASING EXP	6	.29	.14	.04	.46				
TOTAL PAYROLL	7	1.04	.82	.52	1.31				
TOTAL CONTRACT	8	2.06	1.99	1.56	2.98				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	93649	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	207	7
AVG % OFFICE OCCUPANCY	94.5	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.04	3
RENTABLE/GROSS SQFT	.92	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.16	8
PAYROLL		
CONTRACT	.90	8
SUP/MAT/MISC	.11	7
TRASH REMOVAL	.16	8
REPR/MAINT TOTAL	1.20	8
PAYROLL	.58	6
ELEVATOR	.07	8
HVAC	.21	7
ELECTRICAL	.21	7
STRUCT/ROOF	.07	3
PLUMBING	.03	5
FIRE/LIFE SFTY	.03	6
OTHER MAINT/SUP	.30	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.88	8
ELECTRICAL	1.71	8
GAS	.20	2
FUEL OIL	.00	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	8
RDS/GNDS/SEC TOTAL	.86	8
RDS/GNDS TOTAL	.20	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.14	7
RDS/GNDS OTHER	.05	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.67	8
SEC PAYROLL	.64	3
SEC CONTRACTS	.60	6
SEC OTHER	.05	2
ADMIN TOTAL	.56	8
PAYROLL	.26	7
MGMT FEES	.29	3
PROF FEES	.02	3
GEN OFC EXP	.17	4
OTHER ADM EXP	.19	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.17	8
REAL ESTATE TAX	2.07	8
BUILDING INS	.13	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.29	6
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.18	6
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.04	7
CLEANING		
REPAIR/MAINT	.58	6
RDS/GROUNDS		
SECURITY	.64	3
ADMINISTRATIVE	.26	7
TOTAL CONTRACTS	2.06	8
CLEANING	.90	8
REPAIR/MAINT	.52	8
RDS/GROUNDS	.14	7
SECURITY	.60	6
ADMINISTRATIVE	.20	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Medical Buildings

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	29 BLDS	2,459,969 SQ. FT.				2,343,004 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	28					15.42	14.15	12.06	16.32
RETAIL AREA	10	21.40	21.32	9.26	30.21				
OTHER AREA	2	7.72	7.02						
TOTAL RENT	29	15.46	14.12	12.57	16.08				
MISCELLANEOUS	23	.43	.14	.07	.50				
TOTAL INCOME	29	15.81	14.65	12.57	16.20				
EXPENSE									
CLEANING	29	1.38	.93	.69	1.54	1.42	.95	.69	1.56
REPAIR-MAINT	29	1.41	.85	.70	1.44	1.46	.85	.70	1.44
UTILITIES	29	1.79	1.52	1.35	1.83	1.81	1.52	1.35	1.83
RDS/GRNDS/SEC	26	.36	.20	.14	.26	.38	.23	.14	.28
ADMINISTRATIVE	28	1.19	.97	.78	1.31	1.25	1.00	.78	1.31
TOTAL OPER EXP	29	6.26	4.92	4.13	6.34	6.59	4.99	4.13	6.65
FIXED EXPENSES	29	1.72	1.15	.89	2.28	1.80	1.15	.91	2.35
TOTAL OPER+FIX	29	7.98	5.95	5.35	8.10	8.38	6.38	5.35	8.27
LEASING EXP	22	1.41	.29	.10	1.17				
TOTAL PAYROLL	23	1.46	.92	.39	1.49				
TOTAL CONTRACT	29	2.25	1.95	1.57	2.41				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1437	29
AVG SQFT/RETAIL TENANT	1760	12
AVG SQFT/OFFICE WORKER	282	22
AVG % OFFICE OCCUPANCY	87.9	29
AVG % RETAIL OCCUPANCY	90.7	12
AVG $ RATE YR-END RENT	16.79	26
RENTABLE/GROSS SQFT	.85	19

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.38	29
PAYROLL	1.49	5
CONTRACT	.96	26
SUP/MAT/MISC	.09	22
TRASH REMOVAL	.09	21
REPR/MAINT TOTAL	1.41	29
PAYROLL	.74	18
ELEVATOR	.26	28
HVAC	.18	27
ELECTRICAL	.05	22
STRUCT/ROOF	.04	12
PLUMBING	.06	21
FIRE/LIFE SFTY	.04	19
OTHER MAINT/SUP	.33	26

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.79	29
ELECTRICAL	1.26	28
GAS	.12	14
FUEL OIL		
PURCH STEAM	.58	6
PURCH CH WTR	.23	3
COAL		
WATER/SEWER	.20	27
RDS/GNDS/SEC TOTAL	.36	26
RDS/GNDS TOTAL	.17	18
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.16	16
RDS/GNDS OTHER	.01	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.33	19
SEC PAYROLL	.22	3
SEC CONTRACTS	.24	16
SEC OTHER	.14	5
ADMIN TOTAL	1.19	28
PAYROLL	.61	13
MGMT FEES	.68	22
PROF FEES	.12	17
GEN OFC EXP	.19	20
OTHER ADM EXP	.07	16

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.81	27
REAL ESTATE TAX	1.56	27
BUILDING INS	.22	27
PERS PROP TAX	.02	4
OTHER TAX	.10	11
LEASING EXPENSES	1.41	22
ADV/PROMOTION	.17	16
COMMISSIONS	.09	11
PROF FEES	.07	7
TENANT ALTS	1.73	12
BUY-OUTS		
OTHER LEASING	.14	7

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.46	23
CLEANING	1.49	5
REPAIR/MAINT	.74	18
RDS/GROUNDS		
SECURITY	.22	3
ADMINISTRATIVE	.61	13
TOTAL CONTRACTS	2.25	29
CLEANING	.96	26
REPAIR/MAINT	.56	29
RDS/GROUNDS	.16	16
SECURITY	.24	19
ADMINISTRATIVE	.64	26

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	238,906 SQ. FT.				238,906 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					13.88	14.65	13.33	15.56
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	13.88	14.65	13.33	15.56				
MISCELLANEOUS	6	.13	.12	.11	.16				
TOTAL INCOME	8	13.96	14.77	13.33	15.70				
EXPENSE									
CLEANING	8	1.08	.70	.60	1.07	1.08	.70	.60	1.07
REPAIR-MAINT	8	.78	.66	.56	.83	.78	.66	.56	.83
UTILITIES	8	1.49	1.52	1.36	1.69	1.49	1.52	1.36	1.69
RDS/GRNDS/SEC	7	.19	.15	.13	.24	.19	.15	.13	.24
ADMINISTRATIVE	8	.82	.67	.52	1.13	.82	.67	.52	1.13
TOTAL OPER EXP	8	4.35	4.12	3.82	4.92	4.35	4.12	3.82	4.92
FIXED EXPENSES	8	1.31	1.10	.80	1.22	1.31	1.10	.80	1.22
TOTAL OPER+FIX	8	5.47	5.31	4.58	5.74	5.47	5.31	4.58	5.74
LEASING EXP	3	.03	.02						
TOTAL PAYROLL	5	1.23	.50	.16	2.19				
TOTAL CONTRACT	8	1.72	1.93	1.45	2.31				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1847	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	346	7
AVG % OFFICE OCCUPANCY	96.6	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.65	8
RENTABLE/GROSS SQFT	.83	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.08	8
PAYROLL	1.84	2
CONTRACT	.65	6
SUP/MAT/MISC	.11	4
TRASH REMOVAL	.03	6
REPR/MAINT TOTAL	.78	8
PAYROLL	.41	4
ELEVATOR	.18	7
HVAC	.18	8
ELECTRICAL	.05	7
STRUCT/ROOF	.01	4
PLUMBING	.02	6
FIRE/LIFE SFTY	.03	5
OTHER MAINT/SUP	.12	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.49	8
ELECTRICAL	1.37	8
GAS	.28	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	8
RDS/GNDS/SEC TOTAL	.19	7
RDS/GNDS TOTAL	.17	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.16	7
RDS/GNDS OTHER	.06	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.82	8
PAYROLL	.30	2
MGMT FEES	.78	7
PROF FEES	.11	6
GEN OFC EXP	.02	2
OTHER ADM EXP	.06	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.31	8
REAL ESTATE TAX	1.09	8
BUILDING INS	.19	8
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.03	3
ADV/PROMOTION	.01	2
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.23	5
CLEANING	1.84	2
REPAIR/MAINT	.41	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.30	2
TOTAL CONTRACTS	1.72	8
CLEANING	.65	6
REPAIR/MAINT	.42	8
RDS/GROUNDS	.16	7
SECURITY		
ADMINISTRATIVE	.70	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Medical Buildings

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	9 BLDS	696,520 SQ. FT.				681,944 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					15.71	15.33	12.06	17.22
RETAIL AREA	2	16.57	17.61						
OTHER AREA									
TOTAL RENT	9	15.54	14.11	12.11	17.22				
MISCELLANEOUS	6	.29	.21	.12	.44				
TOTAL INCOME	9	15.74	14.93	12.15	17.30				
EXPENSE									
CLEANING	9	1.07	.78	.65	1.69	1.08	.78	.65	1.69
REPAIR-MAINT	9	1.01	.75	.70	1.57	1.02	.75	.70	1.57
UTILITIES	9	1.62	1.39	1.15	1.75	1.63	1.39	1.17	1.77
RDS/GRNDS/SEC	7	.27	.16	.14	.20	.27	.17	.14	.21
ADMINISTRATIVE	9	1.25	1.04	.78	1.69	1.28	1.04	.83	1.73
TOTAL OPER EXP	9	5.18	4.36	4.14	5.78	5.29	4.51	4.20	5.94
FIXED EXPENSES	9	1.63	1.21	.94	2.43	1.67	1.21	.97	2.54
TOTAL OPER+FIX	9	6.81	5.59	5.39	7.37	6.96	5.74	5.42	7.65
LEASING EXP	8	.41	.25	.10	.56				
TOTAL PAYROLL	8	.98	.82	.25	1.13				
TOTAL CONTRACT	9	2.09	1.94	1.49	2.35				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1832	9
AVG SQFT/RETAIL TENANT	1386	3
AVG SQFT/OFFICE WORKER	400	5
AVG % OFFICE OCCUPANCY	92.7	9
AVG % RETAIL OCCUPANCY	89.1	3
AVG $ RATE YR-END RENT	17.21	8
RENTABLE/GROSS SQFT	.89	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.07	9
PAYROLL		
CONTRACT	.85	8
SUP/MAT/MISC	.13	7
TRASH REMOVAL	.06	5
REPR/MAINT TOTAL	1.01	9
PAYROLL	.33	7
ELEVATOR	.19	9
HVAC	.18	8
ELECTRICAL	.07	7
STRUCT/ROOF	.03	5
PLUMBING	.02	6
FIRE/LIFE SFTY	.02	7
OTHER MAINT/SUP	.31	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.62	9
ELECTRICAL	1.36	5
GAS	.10	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.22	7
RDS/GNDS/SEC TOTAL	.27	7
RDS/GNDS TOTAL	.09	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.09	4
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.22	7
SEC PAYROLL		
SEC CONTRACTS	.18	7
SEC OTHER		
ADMIN TOTAL	1.25	9
PAYROLL	.90	4
MGMT FEES	.69	8
PROF FEES	.10	6
GEN OFC EXP	.07	8
OTHER ADM EXP	.06	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.63	9
REAL ESTATE TAX	1.40	9
BUILDING INS	.18	9
PERS PROP TAX	.01	2
OTHER TAX	.09	5
LEASING EXPENSES	.41	8
ADV/PROMOTION	.02	7
COMMISSIONS	.12	6
PROF FEES	.02	2
TENANT ALTS	.42	4
BUY-OUTS		
OTHER LEASING	.16	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.98	8
CLEANING		
REPAIR/MAINT	.33	7
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.90	4
TOTAL CONTRACTS	2.09	9
CLEANING	.85	8
REPAIR/MAINT	.44	9
RDS/GROUNDS	.09	4
SECURITY	.18	7
ADMINISTRATIVE	.77	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,159,965 SQ. FT.				1,084,761 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					16.27	13.65	10.96	23.01
RETAIL AREA	4	27.74	30.21	23.77	34.54				
OTHER AREA									
TOTAL RENT	6	16.52	13.68	11.07	20.75				
MISCELLANEOUS	5	.59	.57	.02	1.06				
TOTAL INCOME	6	17.05	14.74	11.14	20.75				
EXPENSE									
CLEANING	6	1.68	1.57	.82	1.62	1.77	1.69	.82	1.77
REPAIR-MAINT	6	1.83	1.36	.88	2.84	1.95	1.51	.88	2.97
UTILITIES	6	1.78	1.70	1.25	2.53	1.80	1.70	1.25	2.53
RDS/GRNDS/SEC	6	.51	.45	.25	.96	.54	.46	.27	1.07
ADMINISTRATIVE	5	1.34	1.11	.92	1.74	1.44	1.20	1.00	1.86
TOTAL OPER EXP	6	7.48	7.09	6.58	7.59	8.00	7.69	7.29	8.25
FIXED EXPENSES	6	1.81	1.81	.86	2.28	1.93	1.86	.96	2.46
TOTAL OPER+FIX	6	9.29	9.35	7.47	10.50	9.93	10.18	8.27	11.34
LEASING EXP	5	2.31	2.25	.62	4.10				
TOTAL PAYROLL	6	1.91	1.49	.93	2.45				
TOTAL CONTRACT	6	2.41	1.85	1.54	2.85				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1145	6
AVG SQFT/RETAIL TENANT	1977	5
AVG SQFT/OFFICE WORKER	213	4
AVG % OFFICE OCCUPANCY	82.4	6
AVG % RETAIL OCCUPANCY	95.6	5
AVG $ RATE YR-END RENT	21.80	6
RENTABLE/GROSS SQFT	.88	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.68	6
PAYROLL	1.38	2
CONTRACT	1.05	6
SUP/MAT/MISC	.06	5
TRASH REMOVAL	.13	4
REPR/MAINT TOTAL	1.83	6
PAYROLL	1.02	5
ELEVATOR	.32	6
HVAC	.10	5
ELECTRICAL	.05	4
STRUCT/ROOF	.05	3
PLUMBING	.14	5
FIRE/LIFE SFTY	.06	3
OTHER MAINT/SUP	.32	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.78	6
ELECTRICAL	1.16	6
GAS	.12	5
FUEL OIL		
PURCH STEAM	.48	3
PURCH CH WTR		
COAL		
WATER/SEWER	.23	6
RDS/GNDS/SEC TOTAL	.61	6
RDS/GNDS TOTAL	.26	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.25	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.47	5
SEC PAYROLL	.22	2
SEC CONTRACTS	.32	5
SEC OTHER	.17	2
ADMIN TOTAL	1.34	5
PAYROLL	.53	5
MGMT FEES	.57	3
PROF FEES	.10	3
GEN OFC EXP	.38	4
OTHER ADM EXP	.10	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.81	6
REAL ESTATE TAX	1.55	6
BUILDING INS	.24	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	2.31	5
ADV/PROMOTION	.40	3
COMMISSIONS	.01	2
PROF FEES		
TENANT ALTS	2.02	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.91	6
CLEANING	1.38	2
REPAIR/MAINT	1.02	5
RDS/GROUNDS		
SECURITY	.22	2
ADMINISTRATIVE	.53	5
TOTAL CONTRACTS	2.41	6
CLEANING	1.05	6
REPAIR/MAINT	.61	6
RDS/GROUNDS	.25	3
SECURITY	.32	5
ADMINISTRATIVE	.53	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Medical Buildings

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	53 BLDS	3,035,206 SQ. FT.				2,960,154 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	44					14.82	13.79	10.30	16.56
RETAIL AREA	9	20.91	19.00	11.56	29.33				
OTHER AREA									
TOTAL RENT	46	14.86	13.79	10.57	16.46				
MISCELLANEOUS	34	.51	.15	.06	.46				
TOTAL INCOME	46	15.25	14.26	11.06	16.93				
EXPENSE									
CLEANING	51	1.06	.95	.71	1.18	1.07	.97	.71	1.18
REPAIR-MAINT	53	.80	.72	.49	.97	.80	.72	.49	.97
UTILITIES	51	1.66	1.68	1.24	1.87	1.66	1.68	1.25	1.91
RDS/GRNDS/SEC	53	.36	.27	.17	.42	.38	.27	.17	.43
ADMINISTRATIVE	53	1.04	.87	.61	1.11	1.06	.90	.61	1.12
TOTAL OPER EXP	49	4.96	4.57	3.91	5.43	5.06	4.74	3.91	5.45
FIXED EXPENSES	53	1.34	1.29	.85	1.59	1.36	1.29	.85	1.59
TOTAL OPER+FIX	49	6.31	5.86	5.06	7.21	6.40	5.93	5.06	7.21
LEASING EXP	32	1.90	.53	.11	1.53				
TOTAL PAYROLL	39	.84	.48	.25	.90				
TOTAL CONTRACT	53	2.14	2.01	1.86	2.43				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1969	47
AVG SQFT/RETAIL TENANT	1190	8
AVG SQFT/OFFICE WORKER	357	33
AVG % OFFICE OCCUPANCY	86.5	49
AVG % RETAIL OCCUPANCY	62.5	8
AVG $ RATE YR-END RENT	17.82	51
RENTABLE/GROSS SQFT	.91	37

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.06	51
PAYROLL	.92	5
CONTRACT	.85	51
SUP/MAT/MISC	.09	37
TRASH REMOVAL	.07	40
REPR/MAINT TOTAL	.80	53
PAYROLL	.40	31
ELEVATOR	.13	45
HVAC	.16	51
ELECTRICAL	.04	37
STRUCT/ROOF	.14	16
PLUMBING	.03	33
FIRE/LIFE SFTY	.02	22
OTHER MAINT/SUP	.19	49

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.66	51
ELECTRICAL	1.26	51
GAS	.15	34
FUEL OIL		
PURCH STEAM	1.36	3
PURCH CH WTR		
COAL		
WATER/SEWER	.15	51
RDS/GNDS/SEC TOTAL	.36	53
RDS/GNDS TOTAL	.14	41
RDS/GNDS PAYRL	.06	3
RDS/GNDS CONTR	.14	38
RDS/GNDS OTHER	.03	24

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.30	43
SEC PAYROLL	.42	4
SEC CONTRACTS	.27	39
SEC OTHER	.03	10
ADMIN TOTAL	1.04	53
PAYROLL	.64	16
MGMT FEES	.60	47
PROF FEES	.15	29
GEN OFC EXP	.06	37
OTHER ADM EXP	.14	22

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.41	52
REAL ESTATE TAX	1.18	52
BUILDING INS	.19	47
PERS PROP TAX	.03	5
OTHER TAX	.30	9
LEASING EXPENSES	1.72	31
ADV/PROMOTION	.03	22
COMMISSIONS	.54	17
PROF FEES	.06	6
TENANT ALTS	1.81	19
BUY-OUTS		
OTHER LEASING	.11	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.84	39
CLEANING	.92	5
REPAIR/MAINT	.40	31
RDS/GROUNDS	.06	3
SECURITY	.42	4
ADMINISTRATIVE	.64	16
TOTAL CONTRACTS	2.14	53
CLEANING	.85	51
REPAIR/MAINT	.37	53
RDS/GROUNDS	.14	38
SECURITY	.27	39
ADMINISTRATIVE	.85	49

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	24 BLDS	702,221 SQ. FT.				690,393 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	20					12.98	11.67	9.88	15.44
RETAIL AREA	2	15.28	15.89						
OTHER AREA									
TOTAL RENT	20	13.02	11.78	10.11	15.44				
MISCELLANEOUS	16	.30	.13	.06	.40				
TOTAL INCOME	20	13.28	12.00	10.32	15.79				
EXPENSE									
CLEANING	22	.86	.84	.58	1.12	.86	.84	.58	1.12
REPAIR-MAINT	24	.66	.54	.36	.87	.66	.54	.36	.87
UTILITIES	22	1.53	1.43	1.24	1.82	1.53	1.45	1.24	1.82
RDS/GRNDS/SEC	24	.26	.23	.13	.31	.26	.24	.13	.31
ADMINISTRATIVE	24	.84	.72	.42	.98	.85	.72	.42	.98
TOTAL OPER EXP	20	4.31	4.03	3.41	4.99	4.33	4.03	3.41	5.04
FIXED EXPENSES	24	1.20	1.04	.81	1.51	1.21	1.04	.82	1.53
TOTAL OPER+FIX	20	5.41	5.20	4.31	6.30	5.44	5.20	4.31	6.41
LEASING EXP	11	.76	.19	.12	.97				
TOTAL PAYROLL	13	.56	.27	.13	.81				
TOTAL CONTRACT	24	1.86	1.89	1.42	2.29				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1869	22
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	403	14
AVG % OFFICE OCCUPANCY	89.4	23
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.06	23
RENTABLE/GROSS SQFT	.91	22

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.86	22
PAYROLL		
CONTRACT	.74	22
SUP/MAT/MISC	.07	15
TRASH REMOVAL	.09	16
REPR/MAINT TOTAL	.66	24
PAYROLL	.33	11
ELEVATOR	.10	16
HVAC	.14	23
ELECTRICAL	.03	17
STRUCT/ROOF	.06	7
PLUMBING	.02	14
FIRE/LIFE SFTY	.03	6
OTHER MAINT/SUP	.22	22

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.53	22
ELECTRICAL	1.20	22
GAS	.22	12
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	22
RDS/GNDS/SEC TOTAL	.26	24
RDS/GNDS TOTAL	.16	17
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.17	17
RDS/GNDS OTHER	.07	9

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.15	15
SEC PAYROLL		
SEC CONTRACTS	.14	15
SEC OTHER	.03	4
ADMIN TOTAL	.84	24
PAYROLL	1.11	3
MGMT FEES	.56	24
PROF FEES	.13	12
GEN OFC EXP	.02	13
OTHER ADM EXP	.03	12

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.20	24
REAL ESTATE TAX	1.05	24
BUILDING INS	.19	19
PERS PROP TAX	.00	2
OTHER TAX	.02	4
LEASING EXPENSES	.76	11
ADV/PROMOTION	.09	4
COMMISSIONS	.22	8
PROF FEES		
TENANT ALTS	1.36	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.56	13
CLEANING		
REPAIR/MAINT	.33	11
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	1.11	3
TOTAL CONTRACTS	1.86	24
CLEANING	.74	22
REPAIR/MAINT	.29	24
RDS/GROUNDS	.17	17
SECURITY	.14	15
ADMINISTRATIVE	.64	24

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Medical Buildings

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	20 BLDS	1,406,001 SQ. FT.				1,380,876 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	18					14.06	14.33	11.41	16.66
RETAIL AREA	2	21.10	16.04						
OTHER AREA									
TOTAL RENT	20	14.12	14.33	11.52	16.60				
MISCELLANEOUS	14	.74	.22	.07	.61				
TOTAL INCOME	20	14.65	14.67	12.05	16.94				
EXPENSE									
CLEANING	20	1.01	1.03	.77	1.20	1.01	1.03	.77	1.20
REPAIR-MAINT	20	.82	.78	.58	1.01	.82	.78	.58	1.01
UTILITIES	20	1.71	1.62	1.23	1.91	1.71	1.62	1.23	1.91
RDS/GRNDS/SEC	20	.38	.26	.18	.49	.38	.26	.18	.49
ADMINISTRATIVE	20	1.07	.95	.66	1.33	1.09	.96	.66	1.33
TOTAL OPER EXP	20	4.98	4.67	4.12	5.65	5.04	4.67	4.12	5.66
FIXED EXPENSES	20	1.41	1.33	.99	1.56	1.43	1.33	.99	1.61
TOTAL OPER+FIX	20	6.40	6.06	5.43	7.62	6.47	6.06	5.43	7.62
LEASING EXP	15	1.56	.54	.16	1.58				
TOTAL PAYROLL	17	.82	.50	.31	.90				
TOTAL CONTRACT	20	2.30	2.14	1.86	2.77				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1767	19
AVG SQFT/RETAIL TENANT	2926	3
AVG SQFT/OFFICE WORKER	339	15
AVG % OFFICE OCCUPANCY	88.6	20
AVG % RETAIL OCCUPANCY	83.5	3
AVG $ RATE YR-END RENT	17.45	19
RENTABLE/GROSS SQFT	.88	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.01	20
PAYROLL	.16	3
CONTRACT	.88	20
SUP/MAT/MISC	.06	16
TRASH REMOVAL	.06	16
REPR/MAINT TOTAL	.82	20
PAYROLL	.32	13
ELEVATOR	.13	20
HVAC	.21	19
ELECTRICAL	.04	12
STRUCT/ROOF	.18	8
PLUMBING	.04	12
FIRE/LIFE SFTY	.02	11
OTHER MAINT/SUP	.18	18

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.71	20
ELECTRICAL	1.32	20
GAS	.12	14
FUEL OIL		
PURCH STEAM	1.36	3
PURCH CH WTR		
COAL		
WATER/SEWER	.12	20
RDS/GNDS/SEC TOTAL	.38	20
RDS/GNDS TOTAL	.15	18
RDS/GNDS PAYRL	.04	2
RDS/GNDS CONTR	.14	16
RDS/GNDS OTHER	.03	11

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.26	19
SEC PAYROLL	.46	2
SEC CONTRACTS	.23	17
SEC OTHER	.03	6
ADMIN TOTAL	1.07	20
PAYROLL	.89	7
MGMT FEES	.63	18
PROF FEES	.13	14
GEN OFC EXP	.06	15
OTHER ADM EXP	.28	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.41	20
REAL ESTATE TAX	1.17	20
BUILDING INS	.16	19
PERS PROP TAX		
OTHER TAX	.51	4
LEASING EXPENSES	1.19	14
ADV/PROMOTION	.02	13
COMMISSIONS	.75	7
PROF FEES	.06	6
TENANT ALTS	.94	11
BUY-OUTS		
OTHER LEASING	.13	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.82	17
CLEANING	.16	3
REPAIR/MAINT	.32	13
RDS/GROUNDS	.04	2
SECURITY	.46	2
ADMINISTRATIVE	.89	7
TOTAL CONTRACTS	2.30	20
CLEANING	.88	20
REPAIR/MAINT	.45	20
RDS/GROUNDS	.14	16
SECURITY	.23	17
ADMINISTRATIVE	.69	19

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	863,815 SQ. FT.				825,616 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					17.26	15.20	10.36	18.74
RETAIL AREA	5	21.23	24.00	8.86	36.42				
OTHER AREA									
TOTAL RENT	6	17.41	15.90	10.26	18.92				
MISCELLANEOUS	4	.30	.13	.05	.70				
TOTAL INCOME	6	17.61	16.02	11.46	18.99				
EXPENSE									
CLEANING	6	1.32	1.10	.95	1.31	1.34	1.10	.97	1.35
REPAIR-MAINT	6	.75	.75	.67	.94	.76	.78	.59	.96
UTILITIES	6	1.63	1.66	1.66	1.80	1.66	1.71	1.06	1.80
RDS/GRNDS/SEC	6	.49	.53	.39	.54	.51	.54	.41	.64
ADMINISTRATIVE	6	1.19	1.12	.84	1.69	1.23	1.17	.90	1.73
TOTAL OPER EXP	6	5.32	5.16	4.53	5.73	5.50	5.26	4.84	5.87
FIXED EXPENSES	6	1.38	1.56	.89	2.13	1.43	1.59	.95	2.16
TOTAL OPER+FIX	6	6.70	6.97	5.42	7.54	6.93	7.07	5.79	7.80
LEASING EXP	3	3.78	1.53						
TOTAL PAYROLL	6	1.15	.83	.45	.87				
TOTAL CONTRACT	6	2.16	2.31	1.81	2.71				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2553	6
AVG SQFT/RETAIL TENANT	781	4
AVG SQFT/OFFICE WORKER	384	4
AVG % OFFICE OCCUPANCY	87.5	6
AVG % RETAIL OCCUPANCY	49.8	4
AVG $ RATE YR-END RENT	20.64	6
RENTABLE/GROSS SQFT	.97	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.32	6
PAYROLL		
CONTRACT	.89	6
SUP/MAT/MISC	.19	3
TRASH REMOVAL	.10	3
REPR/MAINT TOTAL	.75	6
PAYROLL	.40	4
ELEVATOR	.16	6
HVAC	.10	6
ELECTRICAL	.03	5
STRUCT/ROOF		
PLUMBING	.02	4
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.20	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.63	6
ELECTRICAL	1.12	6
GAS	.15	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.16	6
RDS/GNDS/SEC TOTAL	.49	6
RDS/GNDS TOTAL	.06	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.46	6
SEC PAYROLL	.40	2
SEC CONTRACTS	.49	4
SEC OTHER		
ADMIN TOTAL	1.19	6
PAYROLL	.53	5
MGMT FEES	.59	5
PROF FEES	.23	3
GEN OFC EXP	.09	6
OTHER ADM EXP	.06	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.71	5
REAL ESTATE TAX	1.42	5
BUILDING INS	.23	6
PERS PROP TAX	.05	2
OTHER TAX		
LEASING EXPENSES	3.78	3
ADV/PROMOTION	.01	2
COMMISSIONS	.46	2
PROF FEES		
TENANT ALTS	3.36	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.18	6
CLEANING		
REPAIR/MAINT	.40	4
RDS/GROUNDS		
SECURITY	.40	2
ADMINISTRATIVE	.53	5
TOTAL CONTRACTS	2.16	6
CLEANING	.89	6
REPAIR/MAINT	.31	6
RDS/GROUNDS	.07	2
SECURITY	.49	4
ADMINISTRATIVE	.61	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Single Purpose Buildings

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	98 BLDS	28,960,689 SQ. FT.				27,749,156 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	41					16.87	14.16	9.70	19.57
RETAIL AREA	16	15.81	13.63	11.07	20.86				
OTHER AREA	8	8.39	8.99						
TOTAL RENT	42	16.86	14.05	9.60	19.36				
MISCELLANEOUS	13	.71	.12	.01	.56				
TOTAL INCOME	42	16.96	14.12	9.60	20.32				
EXPENSE									
CLEANING	91	1.38	1.10	.82	1.56	1.39	1.11	.82	1.62
REPAIR-MAINT	97	1.96	1.42	.94	2.25	1.97	1.51	.94	2.26
UTILITIES	96	2.20	1.93	1.65	2.44	2.22	1.93	1.65	2.46
RDS/GRNDS/SEC	89	.70	.52	.38	.94	.73	.55	.38	.94
ADMINISTRATIVE	93	.57	.42	.29	.85	.60	.44	.33	.87
TOTAL OPER EXP	84	6.65	6.30	4.62	7.72	6.96	6.45	4.85	7.90
FIXED EXPENSES	91	2.40	1.80	.94	3.14	2.51	1.83	.94	3.20
TOTAL OPER+FIX	79	9.07	8.05	5.98	10.44	9.51	8.30	6.06	10.66
LEASING EXP	16	.64	.22	.05	.92				
TOTAL PAYROLL	77	1.96	1.14	.64	2.86				
TOTAL CONTRACT	90	1.72	1.62	1.14	2.36				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	94856	71
AVG SQFT/RETAIL TENANT	3456	25
AVG SQFT/OFFICE WORKER	250	80
AVG % OFFICE OCCUPANCY	96.2	90
AVG % RETAIL OCCUPANCY	93.8	27
AVG $ RATE YR-END RENT	16.18	30
RENTABLE/GROSS SQFT	.86	53

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.40	81
PAYROLL	.64	46
CONTRACT	.72	78
SUP/MAT/MISC	.13	72
TRASH REMOVAL	.06	72
REPR/MAINT TOTAL	1.96	85
PAYROLL	1.01	63
ELEVATOR	.23	80
HVAC	.21	75
ELECTRICAL	.15	72
STRUCT/ROOF	.30	47
PLUMBING	.06	64
FIRE/LIFE SFTY	.04	55
OTHER MAINT/SUP	.46	79

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.19	82
ELECTRICAL	1.77	81
GAS	.17	47
FUEL OIL	.10	18
PURCH STEAM	.50	24
PURCH CH WTR	.69	7
COAL		
WATER/SEWER	.08	72
RDS/GNDS/SEC TOTAL	.69	82
RDS/GNDS TOTAL	.13	56
RDS/GNDS PAYRL	.10	30
RDS/GNDS CONTR	.05	49
RDS/GNDS OTHER	.05	45

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.61	75
SEC PAYROLL	.52	39
SEC CONTRACTS	.43	55
SEC OTHER	.10	46
ADMIN TOTAL	.58	86
PAYROLL	.39	67
MGMT FEES	.40	22
PROF FEES	.10	24
GEN OFC EXP	.16	57
OTHER ADM EXP	.08	50

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.42	86
REAL ESTATE TAX	2.07	85
BUILDING INS	.18	74
PERS PROP TAX	.82	17
OTHER TAX	.13	11
LEASING EXPENSES	.64	15
ADV/PROMOTION	.02	8
COMMISSIONS	.21	7
PROF FEES		
TENANT ALTS	.82	9
BUY-OUTS		
OTHER LEASING	.07	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.96	77
CLEANING	.84	46
REPAIR/MAINT	1.01	63
RDS/GROUNDS	.10	30
SECURITY	.52	39
ADMINISTRATIVE	.39	67
TOTAL CONTRACTS	1.72	90
CLEANING	.72	78
REPAIR/MAINT	.83	82
RDS/GROUNDS	.05	49
SECURITY	.43	55
ADMINISTRATIVE	.31	33

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	287,262 SQ. FT.				276,386 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					13.12	13.50	11.54	14.74
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	13.20	13.50	11.54	14.70				
MISCELLANEOUS									
TOTAL INCOME	4	13.21	13.50	11.55	14.70				
EXPENSE									
CLEANING	10	1.38	.98	.78	1.48	1.42	.98	.78	1.51
REPAIR-MAINT	10	1.06	1.17	.45	1.25	1.09	1.17	.45	1.25
UTILITIES	9	1.87	1.74	1.17	2.15	1.91	1.74	1.17	2.15
RDS/GRNDS/SEC	8	.31	.24	.04	.49	.33	.24	.04	.49
ADMINISTRATIVE	8	.55	.61	.34	.75	.57	.61	.34	.82
TOTAL OPER EXP	9	5.04	3.95	2.82	6.10	5.14	3.95	2.82	6.10
FIXED EXPENSES	9	1.46	1.37	1.04	2.05	1.52	1.37	1.04	2.21
TOTAL OPER+FIX	8	6.62	5.87	4.44	7.58	6.76	5.87	4.44	7.58
LEASING EXP	3	.05	.10						
TOTAL PAYROLL	2	1.55	1.45						
TOTAL CONTRACT	8	1.93	1.31	.96	2.44				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9291	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	237	8
AVG % OFFICE OCCUPANCY	99.0	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.44	6
RENTABLE/GROSS SQFT	.93	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.47	8
PAYROLL	1.54	2
CONTRACT	.97	7
SUP/MAT/MISC	.09	4
TRASH REMOVAL	.06	6
REPR/MAINT TOTAL	1.07	8
PAYROLL		
ELEVATOR	.20	5
HVAC	.37	5
ELECTRICAL	.06	5
STRUCT/ROOF	.06	2
PLUMBING	.12	5
FIRE/LIFE SFTY	.11	4
OTHER MAINT/SUP	.22	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.73	8
ELECTRICAL	1.52	8
GAS	.17	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	8
RDS/GNDS/SEC TOTAL	.26	4
RDS/GNDS TOTAL	.32	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.32	2
RDS/GNDS OTHER	.03	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.16	2
SEC PAYROLL		
SEC CONTRACTS	.16	2
SEC OTHER		
ADMIN TOTAL	.42	6
PAYROLL		
MGMT FEES	.47	4
PROF FEES	.04	2
GEN OFC EXP	.05	2
OTHER ADM EXP	.18	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.44	8
REAL ESTATE TAX	1.20	6
BUILDING INS	.29	8
PERS PROP TAX		
OTHER TAX	.04	2
LEASING EXPENSES	.02	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.55	2
CLEANING	1.54	2
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.93	8
CLEANING	.97	7
REPAIR/MAINT	.86	5
RDS/GROUNDS	.32	2
SECURITY	.16	2
ADMINISTRATIVE	.41	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Single Purpose Buildings

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	9 BLDS	703,891 SQ. FT.				703,891 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					15.34	13.96		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	15.34	13.96						
MISCELLANEOUS									
TOTAL INCOME	3	15.35	13.96						
EXPENSE									
CLEANING	8	1.00	.95	.89	1.11	1.00	.95	.89	1.11
REPAIR-MAINT	8	1.70	.90	.52	2.51	1.70	.90	.52	2.51
UTILITIES	7	2.24	1.79	1.61	2.29	2.24	1.79	1.61	2.29
RDS/GRNDS/SEC	7	.62	.53	.45	.79	.62	.53	.45	.79
ADMINISTRATIVE	9	.62	.41	.26	.92	.62	.41	.26	.92
TOTAL OPER EXP	7	6.34	5.31	4.53	7.78	6.34	5.31	4.53	7.78
FIXED EXPENSES	9	1.42	1.26	.64	1.62	1.42	1.26	.64	1.62
TOTAL OPER+FIX	7	7.77	6.96	5.72	10.00	7.77	6.96	5.72	10.00
LEASING EXP	2	1.09	.91						
TOTAL PAYROLL	7	1.36	.89	.49	1.45				
TOTAL CONTRACT	8	1.70	1.67	.80	2.17				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11117	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	231	6
AVG % OFFICE OCCUPANCY	93.6	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.66	4
RENTABLE/GROSS SQFT	.96	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.93	7
PAYROLL	.12	4
CONTRACT	.76	7
SUP/MAT/MISC	.06	6
TRASH REMOVAL	.04	7
REPR/MAINT TOTAL	1.57	7
PAYROLL	.95	6
ELEVATOR	.18	7
HVAC	.19	7
ELECTRICAL	.07	7
STRUCT/ROOF	.05	4
PLUMBING	.05	7
FIRE/LIFE SFTY	.20	5
OTHER MAINT/SUP	.12	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.88	6
ELECTRICAL	1.38	6
GAS	.20	4
FUEL OIL		
PURCH STEAM	.44	4
PURCH CH WTR		
COAL		
WATER/SEWER	.07	6
RDS/GNDS/SEC TOTAL	.60	6
RDS/GNDS TOTAL	.11	4
RDS/GNDS PAYRL	.03	2
RDS/GNDS CONTR	.10	3
RDS/GNDS OTHER	.04	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.60	5
SEC PAYROLL	.56	2
SEC CONTRACTS	.38	6
SEC OTHER		
ADMIN TOTAL	.67	8
PAYROLL	.37	6
MGMT FEES	.38	4
PROF FEES	.02	3
GEN OFC EXP	.06	5
OTHER ADM EXP	.12	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.63	8
REAL ESTATE TAX	1.23	8
BUILDING INS	.28	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.09	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	1.05	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.36	7
CLEANING	.12	4
REPAIR/MAINT	.95	6
RDS/GROUNDS	.03	2
SECURITY	.56	2
ADMINISTRATIVE	.37	6
TOTAL CONTRACTS	1.70	8
CLEANING	.76	7
REPAIR/MAINT	.65	7
RDS/GROUNDS	.10	3
SECURITY	.38	5
ADMINISTRATIVE	.37	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	34 BLDS	6,822,079 SQ. FT.				6,375,799 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	19					16.42	14.16	9.61	18.24
RETAIL AREA	10	14.41	12.46	10.00	16.50				
OTHER AREA									
TOTAL RENT	19	16.36	14.06	9.61	18.47				
MISCELLANEOUS	9	.66	.12	.01	.58				
TOTAL INCOME	19	16.78	14.06	10.05	20.14				
EXPENSE									
CLEANING	31	1.39	1.14	.86	1.72	1.41	1.14	.86	1.72
REPAIR-MAINT	34	1.66	1.42	.83	2.04	1.69	1.43	.83	2.04
UTILITIES	29	2.10	1.93	1.60	2.39	2.12	1.93	1.60	2.39
RDS/GRNDS/SEC	32	.65	.50	.37	1.02	.66	.53	.38	1.02
ADMINISTRATIVE	33	.72	.61	.27	1.06	.75	.61	.30	1.12
TOTAL OPER EXP	29	6.61	6.38	4.82	7.51	6.84	6.45	5.19	7.59
FIXED EXPENSES	34	2.44	1.72	.84	3.41	2.53	1.82	.84	3.61
TOTAL OPER+FIX	29	8.91	7.72	6.04	10.72	9.21	8.10	6.17	10.90
LEASING EXP	7	1.01	.73	.19	1.14				
TOTAL PAYROLL	30	1.74	1.08	.66	2.13				
TOTAL CONTRACT	33	1.84	1.84	1.36	2.45				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	47716	27
AVG SQFT/RETAIL TENANT	3300	11
AVG SQFT/OFFICE WORKER	258	28
AVG % OFFICE OCCUPANCY	95.8	32
AVG % RETAIL OCCUPANCY	100.0	13
AVG $ RATE YR-END RENT	16.00	14
RENTABLE/GROSS SQFT	.92	21

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.39	29
PAYROLL	1.16	12
CONTRACT	.79	28
SUP/MAT/MISC	.07	25
TRASH REMOVAL	.05	28
REPR/MAINT TOTAL	1.66	33
PAYROLL	.91	23
ELEVATOR	.21	29
HVAC	.21	26
ELECTRICAL	.17	25
STRUCT/ROOF	.23	18
PLUMBING	.03	23
FIRE/LIFE SFTY	.05	16
OTHER MAINT/SUP	.40	30

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.09	29
ELECTRICAL	1.64	27
GAS	.20	16
FUEL OIL	.12	5
PURCH STEAM	.80	5
PURCH CH WTR		
COAL		
WATER/SEWER	.09	25
RDS/GNDS/SEC TOTAL	.65	31
RDS/GNDS TOTAL	.12	18
RDS/GNDS PAYRL	.13	6
RDS/GNDS CONTR	.07	14
RDS/GNDS OTHER	.05	15

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.53	30
SEC PAYROLL	.43	13
SEC CONTRACTS	.40	24
SEC OTHER	.15	18
ADMIN TOTAL	.72	32
PAYROLL	.45	26
MGMT FEES	.48	12
PROF FEES	.12	16
GEN OFC EXP	.08	22
OTHER ADM EXP	.07	17

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.46	33
REAL ESTATE TAX	2.16	33
BUILDING INS	.21	29
PERS PROP TAX	.33	6
OTHER TAX	.36	5
LEASING EXPENSES	1.01	7
ADV/PROMOTION	.02	4
COMMISSIONS	.22	5
PROF FEES		
TENANT ALTS	1.01	5
BUY-OUTS		
OTHER LEASING	.07	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.74	30
CLEANING	1.16	12
REPAIR/MAINT	.91	23
RDS/GROUNDS	.13	6
SECURITY	.43	13
ADMINISTRATIVE	.45	26
TOTAL CONTRACTS	1.84	33
CLEANING	.79	28
REPAIR/MAINT	.71	31
RDS/GROUNDS	.07	14
SECURITY	.40	24
ADMINISTRATIVE	.40	19

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Single Purpose Buildings

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS	7,330,824 SQ. FT.				7,167,511 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					13.87	10.14	5.81	20.72
RETAIL AREA	3	19.50	22.26						
OTHER AREA									
TOTAL RENT	4	13.92	10.07	5.97	20.80				
MISCELLANEOUS									
TOTAL INCOME	4	13.92	10.07	5.97	20.80				
EXPENSE									
CLEANING	17	1.51	1.17	.69	2.31	1.51	1.20	.69	2.31
REPAIR-MAINT	18	2.09	1.59	1.14	2.35	2.10	1.61	1.14	2.35
UTILITIES	15	2.28	1.94	1.73	2.83	2.28	1.97	1.73	2.83
RDS/GRNDS/SEC	17	.69	.51	.30	1.10	.71	.63	.31	1.11
ADMINISTRATIVE	16	.40	.38	.27	.51	.41	.38	.32	.53
TOTAL OPER EXP	14	6.37	5.87	4.29	7.86	6.53	6.57	4.45	7.95
FIXED EXPENSES	15	2.07	1.85	1.27	3.14	2.13	1.85	1.27	3.20
TOTAL OPER+FIX	13	8.41	9.37	5.34	11.13	8.65	9.79	5.53	11.20
LEASING EXP	4	.36	.26	.01	.60				
TOTAL PAYROLL	14	1.94	1.58	.66	2.97				
TOTAL CONTRACT	17	1.70	1.60	1.11	2.16				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	242992	13
AVG SQFT/RETAIL TENANT	2050	6
AVG SQFT/OFFICE WORKER	217	11
AVG % OFFICE OCCUPANCY	96.5	15
AVG % RETAIL OCCUPANCY	86.6	6
AVG $ RATE YR-END RENT	24.38	2
RENTABLE/GROSS SQFT	.88	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.50	15
PAYROLL	1.11	7
CONTRACT	.75	15
SUP/MAT/MISC	.17	15
TRASH REMOVAL	.10	13
REPR/MAINT TOTAL	2.09	16
PAYROLL	1.11	11
ELEVATOR	.22	16
HVAC	.19	14
ELECTRICAL	.24	13
STRUCT/ROOF	.07	8
PLUMBING	.04	14
FIRE/LIFE SFTY	.04	11
OTHER MAINT/SUP	.76	13

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.27	14
ELECTRICAL	1.99	14
GAS	.16	8
FUEL OIL	.14	5
PURCH STEAM	.35	2
PURCH CH WTR		
COAL		
WATER/SEWER	.09	13
RDS/GNDS/SEC TOTAL	.69	16
RDS/GNDS TOTAL	.11	11
RDS/GNDS PAYRL	.14	4
RDS/GNDS CONTR	.04	10
RDS/GNDS OTHER	.03	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.65	14
SEC PAYROLL	.65	5
SEC CONTRACTS	.44	13
SEC OTHER	.03	7
ADMIN TOTAL	.37	15
PAYROLL	.36	11
MGMT FEES	.20	2
PROF FEES	.07	3
GEN OFC EXP	.04	8
OTHER ADM EXP	.07	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.11	14
REAL ESTATE TAX	1.70	14
BUILDING INS	.22	11
PERS PROP TAX	.78	4
OTHER TAX		
LEASING EXPENSES	.36	4
ADV/PROMOTION	.01	2
COMMISSIONS		
PROF FEES		
TENANT ALTS	.60	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.94	14
CLEANING	1.11	7
REPAIR/MAINT	1.11	11
RDS/GROUNDS	.14	4
SECURITY	.65	5
ADMINISTRATIVE	.36	11
TOTAL CONTRACTS	1.70	17
CLEANING	.75	15
REPAIR/MAINT	.66	16
RDS/GROUNDS	.04	10
SECURITY	.44	13
ADMINISTRATIVE	.12	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	9,003,925 SQ. FT.				8,468,394 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					15.29	14.97		
RETAIL AREA	2	14.26	12.62						
OTHER AREA									
TOTAL RENT	4	15.54	16.61	11.58	22.09				
MISCELLANEOUS	2	.56	.58						
TOTAL INCOME	4	15.80	17.19	11.81	22.45				
EXPENSE									
CLEANING	7	1.22	1.01	.82	1.59	1.23	1.01	.84	1.59
REPAIR-MAINT	9	2.17	2.30	1.61	2.70	2.19	2.33	1.63	2.71
UTILITIES	8	2.37	2.42	2.22	2.63	2.40	2.46	2.22	2.67
RDS/GRNDS/SEC	9	.63	.53	.40	.91	.67	.57	.42	1.02
ADMINISTRATIVE	9	.70	.42	.38	1.06	.75	.44	.42	1.18
TOTAL OPER EXP	7	7.04	7.67	6.48	8.33	7.52	8.52	6.79	8.54
FIXED EXPENSES	8	2.76	2.05	1.75	4.26	2.96	2.25	1.82	4.56
TOTAL OPER+FIX	6	10.24	9.92	8.81	12.41	11.[illegible]	10.45	9.53	13.06
LEASING EXP									
TOTAL PAYROLL	8	2.12	2.31	.89	3.57				
TOTAL CONTRACT	8	1.60	1.48	.73	2.20				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	759297	5
AVG SQFT/RETAIL TENANT	5130	5
AVG SQFT/OFFICE WORKER	290	9
AVG % OFFICE OCCUPANCY	91.7	9
AVG % RETAIL OCCUPANCY	90.3	5
AVG $ RATE YR-END RENT	14.62	4
RENTABLE/GROSS SQFT	.80	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.33	8
PAYROLL	.91	5
CONTRACT	.43	5
SUP/MAT/MISC	.19	6
TRASH REMOVAL	.04	4
REPR/MAINT TOTAL	2.28	8
PAYROLL	1.08	6
ELEVATOR	.25	7
HVAC	.29	7
ELECTRICAL	.09	6
STRUCT/ROOF	.65	5
PLUMBING	.08	5
FIRE/LIFE SFTY	.04	5
OTHER MAINT/SUP	.43	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.37	8
ELECTRICAL	2.00	8
GAS	.15	5
FUEL OIL	.08	4
PURCH STEAM	.42	3
PURCH CH WTR		
COAL		
WATER/SEWER	.08	8
RDS/GNDS/SEC TOTAL	.63	9
RDS/GNDS TOTAL	.13	5
RDS/GNDS PAYRL	.11	2
RDS/GNDS CONTR	.04	4
RDS/GNDS OTHER	.09	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.56	8
SEC PAYROLL	.58	5
SEC CONTRACTS	.44	3
SEC OTHER	.10	3
ADMIN TOTAL	.70	9
PAYROLL	.43	7
MGMT FEES		
PROF FEES		
GEN OFC EXP	.41	4
OTHER ADM EXP	.11	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.76	8
REAL ESTATE TAX	2.33	8
BUILDING INS	.14	5
PERS PROP TAX	.99	2
OTHER TAX	.04	2
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.12	8
CLEANING	.91	5
REPAIR/MAINT	1.08	6
RDS/GROUNDS	.11	2
SECURITY	.58	5
ADMINISTRATIVE	.43	7
TOTAL CONTRACTS	1.60	8
CLEANING	.43	5
REPAIR/MAINT	1.21	7
RDS/GROUNDS	.04	4
SECURITY	.44	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Single Purpose Buildings

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	151 BLDS	21,802,713 SQ. FT.				21,261,891 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	73					15.04	15.63	11.67	18.75
RETAIL AREA	8	12.17	5.70	2.98	21.19				
OTHER AREA	5	86.77	10.76						
TOTAL RENT	73	15.14	15.82	11.89	18.54				
MISCELLANEOUS	47	.18	.02	.01	.21				
TOTAL INCOME	77	14.47	15.64	12.00	18.41				
EXPENSE									
CLEANING	144	1.14	.92	.75	1.16	1.15	.94	.75	1.17
REPAIR-MAINT	149	1.59	.93	.62	1.67	1.59	.93	.62	1.67
UTILITIES	128	2.03	1.94	1.44	2.47	2.03	1.94	1.44	2.47
RDS/GRNDS/SEC	117	.70	.51	.26	.88	.71	.56	.27	.88
ADMINISTRATIVE	147	.69	.65	.45	.95	.70	.65	.45	.95
TOTAL OPER EXP	124	6.47	4.99	4.26	6.71	6.59	5.04	4.31	6.87
FIXED EXPENSES	147	1.92	1.46	1.15	1.93	1.96	1.48	1.15	2.01
TOTAL OPER+FIX	123	8.17	6.60	5.60	8.50	8.33	6.76	5.66	8.56
LEASING EXP	43	.91	.27	.10	.62				
TOTAL PAYROLL	133	1.61	.82	.45	1.84				
TOTAL CONTRACT	145	1.85	1.79	1.30	2.35				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6857	126
AVG SQFT/RETAIL TENANT	1933	9
AVG SQFT/OFFICE WORKER	292	104
AVG % OFFICE OCCUPANCY	96.2	146
AVG % RETAIL OCCUPANCY	87.3	8
AVG $ RATE YR-END RENT	18.01	73
RENTABLE/GROSS SQFT	.91	106

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.14	141
PAYROLL	.61	65
CONTRACT	.79	132
SUP/MAT/MISC	.08	112
TRASH REMOVAL	.08	126
REPR/MAINT TOTAL	1.60	147
PAYROLL	.87	98
ELEVATOR	.12	130
HVAC	.26	128
ELECTRICAL	.13	123
STRUCT/ROOF	.10	92
PLUMBING	.06	116
FIRE/LIFE SFTY	.05	87
OTHER MAINT/SUP	.33	127

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.03	128
ELECTRICAL	1.79	123
GAS	.19	81
FUEL OIL	.06	31
PURCH STEAM	1.32	17
PURCH CH WTR		
COAL		
WATER/SEWER	.10	128
RDS/GNDS/SEC TOTAL	.70	115
RDS/GNDS TOTAL	.29	102
RDS/GNDS PAYRL	.24	25
RDS/GNDS CONTR	.15	95
RDS/GNDS OTHER	.08	72

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.45	92
SEC PAYROLL	.60	34
SEC CONTRACTS	.19	73
SEC OTHER	.07	30
ADMIN TOTAL	.70	145
PAYROLL	.31	112
MGMT FEES	.60	57
PROF FEES	.06	72
GEN OFC EXP	.07	87
OTHER ADM EXP	.13	85

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.93	140
REAL ESTATE TAX	1.59	140
BUILDING INS	.16	129
PERS PROP TAX	.51	35
OTHER TAX	.11	22
LEASING EXPENSES	.91	43
ADV/PROMOTION	.03	23
COMMISSIONS	.15	29
PROF FEES	.04	5
TENANT ALTS	.81	30
BUY-OUTS		
OTHER LEASING	.39	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.61	133
CLEANING	.61	65
REPAIR/MAINT	.87	98
RDS/GROUNDS	.24	25
SECURITY	.60	34
ADMINISTRATIVE	.31	112
TOTAL CONTRACTS	1.85	146
CLEANING	.79	132
REPAIR/MAINT	.60	144
RDS/GROUNDS	.15	95
SECURITY	.19	73
ADMINISTRATIVE	.47	94

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	21 BLDS	626,726 SQ. FT.				620,839 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	13					16.43	13.47	8.88	20.18
RETAIL AREA									
OTHER AREA									
TOTAL RENT	13	16.43	13.47	8.88	20.18				
MISCELLANEOUS	6	.17	.02	.01	.43				
TOTAL INCOME	13	16.50	13.61	8.88	20.40				
EXPENSE									
CLEANING	19	1.02	.97	.84	1.21	1.02	.97	.84	1.21
REPAIR-MAINT	21	.96	.94	.61	1.45	.96	.94	.61	1.45
UTILITIES	19	2.08	2.26	1.87	2.70	2.08	2.26	1.87	2.70
RDS/GRNDS/SEC	20	.55	.50	.43	.70	.56	.54	.43	.70
ADMINISTRATIVE	20	.70	.60	.29	1.03	.71	.60	.29	1.03
TOTAL OPER EXP	18	5.32	5.70	4.30	6.73	5.38	5.70	4.64	6.73
FIXED EXPENSES	21	1.47	1.31	.79	1.84	1.48	1.46	.79	1.84
TOTAL OPER+FIX	18	6.79	7.12	5.12	8.58	6.86	7.12	5.66	8.56
LEASING EXP	8	.27	.27	.03	.52				
TOTAL PAYROLL	15	1.31	.91	.44	2.02				
TOTAL CONTRACT	19	1.75	1.92	1.26	3.05				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6371	19
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	216	8
AVG % OFFICE OCCUPANCY	96.6	21
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.66	8
RENTABLE/GROSS SQFT	.93	17

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.01	18
PAYROLL	.86	5
CONTRACT	.84	13
SUP/MAT/MISC	.20	12
TRASH REMOVAL	.10	19
REPR/MAINT TOTAL	.96	21
PAYROLL	.52	12
ELEVATOR	.09	13
HVAC	.28	15
ELECTRICAL	.08	13
STRUCT/ROOF	.10	10
PLUMBING	.04	13
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.28	21

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.08	19
ELECTRICAL	1.86	19
GAS	.21	12
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	19
RDS/GNDS/SEC TOTAL	.55	20
RDS/GNDS TOTAL	.37	16
RDS/GNDS PAYRL	.20	6
RDS/GNDS CONTR	.35	11
RDS/GNDS OTHER	.09	14

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.46	12
SEC PAYROLL	.34	5
SEC CONTRACTS	.54	7
SEC OTHER	.06	3
ADMIN TOTAL	.70	20
PAYROLL	.36	11
MGMT FEES	.63	12
PROF FEES	.19	7
GEN OFC EXP	.04	7
OTHER ADM EXP	.06	9

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.47	21
REAL ESTATE TAX	1.31	21
BUILDING INS	.15	18
PERS PROP TAX	.01	2
OTHER TAX	.14	4
LEASING EXPENSES	.27	8
ADV/PROMOTION	.01	2
COMMISSIONS	.23	6
PROF FEES		
TENANT ALTS	.20	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.31	15
CLEANING	.86	5
REPAIR/MAINT	.52	12
RDS/GROUNDS	.20	6
SECURITY	.34	5
ADMINISTRATIVE	.36	11
TOTAL CONTRACTS	1.75	19
CLEANING	.84	13
REPAIR/MAINT	.40	19
RDS/GROUNDS	.35	11
SECURITY	.54	7
ADMINISTRATIVE	.75	12

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Single Purpose Buildings

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	20 BLDS	1,496,358 SQ. FT.				1,496,358 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	13					13.59	14.97	9.89	16.80
RETAIL AREA									
OTHER AREA									
TOTAL RENT	13	13.92	14.97	10.14	16.80				
MISCELLANEOUS	6	.19	.02	.01	.12				
TOTAL INCOME	13	14.01	14.97	10.19	16.80				
EXPENSE									
CLEANING	18	.95	.78	.75	1.00	.95	.78	.75	1.00
REPAIR-MAINT	20	.93	.67	.43	.88	.93	.67	.43	.88
UTILITIES	17	1.96	2.06	1.57	2.32	1.96	2.06	1.57	2.32
RDS/GRNDS/SEC	19	.61	.51	.37	.76	.61	.51	.37	.76
ADMINISTRATIVE	19	.67	.65	.56	.82	.67	.65	.56	.82
TOTAL OPER EXP	15	5.27	4.88	4.29	5.61	5.27	4.88	4.29	5.61
FIXED EXPENSES	19	1.44	1.31	.95	1.52	1.44	1.31	.95	1.52
TOTAL OPER+FIX	15	6.71	6.06	5.50	7.37	6.71	6.06	5.50	7.37
LEASING EXP	8	.23	.17	.14	.31				
TOTAL PAYROLL	14	.85	.61	.20	1.34				
TOTAL CONTRACT	19	1.72	1.81	1.49	2.19				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	35160	20
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	271	14
AVG % OFFICE OCCUPANCY	96.4	20
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.66	13
RENTABLE/GROSS SQFT	.93	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.88	17
PAYROLL	.40	4
CONTRACT	.74	16
SUP/MAT/MISC	.07	13
TRASH REMOVAL	.05	14
REPR/MAINT TOTAL	.91	19
PAYROLL	.44	11
ELEVATOR	.07	16
HVAC	.24	18
ELECTRICAL	.05	16
STRUCT/ROOF	.06	12
PLUMBING	.02	16
FIRE/LIFE SFTY	.03	12
OTHER MAINT/SUP	.25	18

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.96	16
ELECTRICAL	1.84	15
GAS	.40	8
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	16
RDS/GNDS/SEC TOTAL	.59	18
RDS/GNDS TOTAL	.24	16
RDS/GNDS PAYRL	.06	4
RDS/GNDS CONTR	.17	15
RDS/GNDS OTHER	.09	9

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	16
SEC PAYROLL		
SEC CONTRACTS	.31	15
SEC OTHER	.10	6
ADMIN TOTAL	.67	18
PAYROLL	.58	8
MGMT FEES	.52	12
PROF FEES	.04	4
GEN OFC EXP	.05	6
OTHER ADM EXP	.18	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.37	15
REAL ESTATE TAX	1.28	15
BUILDING INS	.23	15
PERS PROP TAX	1.09	3
OTHER TAX		
LEASING EXPENSES	.23	8
ADV/PROMOTION	.00	2
COMMISSIONS	.20	5
PROF FEES		
TENANT ALTS	.22	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.85	14
CLEANING	.40	4
REPAIR/MAINT	.44	11
RDS/GROUNDS	.06	4
SECURITY		
ADMINISTRATIVE	.56	8
TOTAL CONTRACTS	1.72	19
CLEANING	.74	16
REPAIR/MAINT	.40	19
RDS/GROUNDS	.17	15
SECURITY	.31	15
ADMINISTRATIVE	.48	13

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	39 BLDS	6,783,389 SQ. FT.				6,765,891 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	29					16.21	16.93	12.91	19.05
RETAIL AREA	2	10.86	11.72						
OTHER AREA									
TOTAL RENT	29	16.40	16.96	14.55	18.91				
MISCELLANEOUS	17	.17	.17	.01	.25				
TOTAL INCOME	29	16.51	17.34	14.56	19.03				
EXPENSE									
CLEANING	38	.95	.90	.74	1.05	.96	.90	.74	1.05
REPAIR-MAINT	39	1.09	.83	.61	1.57	1.09	.83	.61	1.57
UTILITIES	31	1.80	1.64	1.38	2.26	1.80	1.64	1.38	2.26
RDS/GRNDS/SEC	39	.52	.40	.22	.69	.52	.40	.22	.69
ADMINISTRATIVE	39	.66	.65	.51	.82	.66	.65	.51	.84
TOTAL OPER EXP	30	5.15	4.62	4.07	6.25	5.16	4.62	4.07	6.25
FIXED EXPENSES	39	1.61	1.42	1.24	1.84	1.61	1.42	1.24	1.84
TOTAL OPER+FIX	30	6.67	6.15	5.20	7.78	6.68	6.15	5.20	7.78
LEASING EXP	16	.84	.38	.13	1.85				
TOTAL PAYROLL	35	1.00	.69	.45	.97				
TOTAL CONTRACT	38	1.75	1.75	1.39	2.18				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	38967	34
AVG SQFT/RETAIL TENANT	4533	2
AVG SQFT/OFFICE WORKER	294	27
AVG % OFFICE OCCUPANCY	94.0	38
AVG % RETAIL OCCUPANCY	83.1	2
AVG $ RATE YR-END RENT	17.32	21
RENTABLE/GROSS SQFT	.94	28

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.96	37
PAYROLL	.80	11
CONTRACT	.74	35
SUP/MAT/MISC	.06	27
TRASH REMOVAL	.06	31
REPR/MAINT TOTAL	1.10	38
PAYROLL	.65	32
ELEVATOR	.11	36
HVAC	.16	32
ELECTRICAL	.05	32
STRUCT/ROOF	.10	18
PLUMBING	.03	25
FIRE/LIFE SFTY	.06	24
OTHER MAINT/SUP	.19	34

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.79	30
ELECTRICAL	1.72	28
GAS	.29	9
FUEL OIL	.05	6
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	30
RDS/GNDS/SEC TOTAL	.51	38
RDS/GNDS TOTAL	.22	34
RDS/GNDS PAYRL	.10	4
RDS/GNDS CONTR	.16	33
RDS/GNDS OTHER	.08	22

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.31	31
SEC PAYROLL	.46	4
SEC CONTRACTS	.24	27
SEC OTHER	.10	7
ADMIN TOTAL	.89	38
PAYROLL	.21	24
MGMT FEES	.55	24
PROF FEES	.00	21
GEN OFC EXP	.05	25
OTHER ADM EXP	.08	21

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.89	36
REAL ESTATE TAX	1.41	36
BUILDING INS	.15	32
PERS PROP TAX	.30	10
OTHER TAX	.09	7
LEASING EXPENSES	.84	16
ADV/PROMOTION	.04	11
COMMISSIONS	.25	9
PROF FEES	.06	3
TENANT ALTS	.52	14
BUY-OUTS		
OTHER LEASING	.56	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.00	35
CLEANING	.80	11
REPAIR/MAINT	.65	32
RDS/GROUNDS	.10	4
SECURITY	.48	4
ADMINISTRATIVE	.21	24
TOTAL CONTRACTS	1.75	38
CLEANING	.74	35
REPAIR/MAINT	.30	38
RDS/GROUNDS	.16	33
SECURITY	.24	27
ADMINISTRATIVE	.55	28

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Single Purpose Buildings

SUBURBAN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	3,002,110 SQ. FT.				2,862,912 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					15.66	14.18	11.12	20.53
RETAIL AREA	3	17.34	5.01						
OTHER AREA									
TOTAL RENT	5	15.68	14.33	11.12	20.37				
MISCELLANEOUS									
TOTAL INCOME	5	15.69	14.33	11.12	20.38				
EXPENSE									
CLEANING	7	.92	.84	.74	.95	.92	.84	.74	.96
REPAIR-MAINT	7	1.35	1.29	.99	1.48	1.35	1.29	1.00	1.49
UTILITIES	7	1.58	1.45	1.23	1.88	1.59	1.45	1.25	1.88
RDS/GRNDS/SEC	7	.80	.88	.40	1.20	.81	.88	.40	1.20
ADMINISTRATIVE	7	.75	.80	.49	.95	.76	.80	.49	.96
TOTAL OPER EXP	7	5.38	4.97	4.54	5.94	5.42	5.14	4.54	5.97
FIXED EXPENSES	7	2.05	1.77	1.33	2.51	2.07	1.83	1.33	2.52
TOTAL OPER+FIX	7	7.44	6.74	5.86	8.45	7.48	6.97	5.86	8.49
LEASING EXP	2	3.75	4.52						
TOTAL PAYROLL	7	1.61	1.03	.74	1.94				
TOTAL CONTRACT	7	1.62	1.85	1.01	2.17				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	60254	4
AVG SQFT/RETAIL TENANT	1044	3
AVG SQFT/OFFICE WORKER	315	6
AVG % OFFICE OCCUPANCY	97.8	7
AVG % RETAIL OCCUPANCY	83.5	3
AVG $ RATE YR-END RENT	20.02	2
RENTABLE/GROSS SQFT	.90	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.92	7
PAYROLL	.39	6
CONTRACT	.60	6
SUP/MAT/MISC	.04	7
TRASH REMOVAL	.04	7
REPR/MAINT TOTAL	1.35	7
PAYROLL	.56	7
ELEVATOR	.13	6
HVAC	.24	6
ELECTRICAL	.15	6
STRUCT/ROOF	.10	4
PLUMBING	.07	6
FIRE/LIFE SFTY	.05	2
OTHER MAINT/SUP	.21	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.58	7
ELECTRICAL	1.42	7
GAS	.11	5
FUEL OIL	.04	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	7
RDS/GNDS/SEC TOTAL	.80	7
RDS/GNDS TOTAL	.35	7
RDS/GNDS PAYRL	.27	5
RDS/GNDS CONTR	.09	7
RDS/GNDS OTHER	.06	7

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.46	7
SEC PAYROLL	.46	4
SEC CONTRACTS	.21	6
SEC OTHER	.02	4
ADMIN TOTAL	.75	7
PAYROLL	.25	7
MGMT FEES	.98	2
PROF FEES	.06	2
GEN OFC EXP	.13	5
OTHER ADM EXP	.17	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.05	7
REAL ESTATE TAX	1.81	7
BUILDING INS	.14	7
PERS PROP TAX	.22	3
OTHER TAX		
LEASING EXPENSES	3.75	2
ADV/PROMOTION	.01	2
COMMISSIONS		
PROF FEES		
TENANT ALTS	3.69	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.61	7
CLEANING	.39	6
REPAIR/MAINT	.56	7
RDS/GROUNDS	.27	5
SECURITY	.46	4
ADMINISTRATIVE	.25	7
TOTAL CONTRACTS	1.62	7
CLEANING	.60	6
REPAIR/MAINT	.66	6
RDS/GROUNDS	.09	7
SECURITY	.21	6
ADMINISTRATIVE	.64	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	2,840,331 SQ. FT.				2,743,131 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.78	1.71			1.78	1.71		
REPAIR-MAINT	3	3.11	3.32			3.11	3.32		
UTILITIES	3	2.13	2.86			2.13	2.86		
RDS/GRNDS/SEC	2	1.28	1.36			1.34	1.40		
ADMINISTRATIVE	3	.47	.52			.48	.56		
TOTAL OPER EXP	3	9.15	10.13			9.47	10.13		
FIXED EXPENSES	2	2.46	2.77			2.58	2.83		
TOTAL OPER+FIX	2	10.18	11.05			10.65	11.36		
LEASING EXP									
TOTAL PAYROLL	3	3.54	3.86						
TOTAL CONTRACT	3	2.00	2.15						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	999565	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	279	3
AVG % OFFICE OCCUPANCY	98.6	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.89	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.78	3
PAYROLL	.82	2
CONTRACT	1.19	3
SUP/MAT/MISC	.09	2
TRASH REMOVAL	.11	3
REPR/MAINT TOTAL	3.11	3
PAYROLL	2.03	3
ELEVATOR	.09	3
HVAC	.21	3
ELECTRICAL	.34	2
STRUCT/ROOF	.09	2
PLUMBING	.13	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.69	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.13	3
ELECTRICAL	1.92	3
GAS	.12	2
FUEL OIL	.04	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	3
RDS/GNDS/SEC TOTAL	1.28	2
RDS/GNDS TOTAL	.44	2
RDS/GNDS PAYRL	.28	2
RDS/GNDS CONTR	.07	2
RDS/GNDS OTHER	.09	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.84	2
SEC PAYROLL	.74	2
SEC CONTRACTS	.02	2
SEC OTHER	.06	2
ADMIN TOTAL	.47	3
PAYROLL	.32	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.04	2
OTHER ADM EXP	.15	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.46	2
REAL ESTATE TAX	1.60	2
BUILDING INS	.15	2
PERS PROP TAX	.71	2
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	3.54	3
CLEANING	.82	2
REPAIR/MAINT	2.03	3
RDS/GROUNDS	.28	2
SECURITY	.74	2
ADMINISTRATIVE	.32	3
TOTAL CONTRACTS	2.00	3
CLEANING	1.19	3
REPAIR/MAINT	.74	3
RDS/GROUNDS	.07	2
SECURITY	.02	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

United States Private Sector: National Cross-Tabulations

Age/Height Analyses

Age/Size Analyses

Location/Size Analyses

Occupancy/Location Analyses

Age/Height Analysis

0-9 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	509 BLDS	38,374,739 SQ. FT.				38,023,253 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	431					13.03	12.25	8.97	15.60
RETAIL AREA	18	16.80	13.35	10.37	19.00				
OTHER AREA	5	2.18	1.46	.70	4.10				
TOTAL RENT	433	12.90	12.17	8.99	15.59				
MISCELLANEOUS	274	.42	.10	.03	.33				
TOTAL INCOME	447	13.01	12.26	8.96	15.89				
EXPENSE									
CLEANING	469	.77	.71	.57	.85	.77	.71	.58	.85
REPAIR-MAINT	504	.71	.57	.39	.81	.71	.58	.39	.82
UTILITIES	460	1.60	1.52	1.25	1.87	1.60	1.52	1.25	1.87
RDS/GRNDS/SEC	466	.45	.33	.21	.48	.45	.33	.21	.49
ADMINISTRATIVE	472	.72	.67	.49	.86	.73	.68	.49	.88
TOTAL OPER EXP	445	4.92	3.96	3.29	4.63	4.97	3.99	3.32	4.86
FIXED EXPENSES	474	1.67	1.39	1.03	1.89	1.69	1.40	1.05	1.89
TOTAL OPER+FIX	425	6.77	5.41	4.60	6.52	6.84	5.45	4.66	6.58
LEASING EXP	354	.97	.42	.13	1.23				
TOTAL PAYROLL	309	.69	.36	.21	.57				
TOTAL CONTRACT	456	1.54	1.62	1.24	2.03				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2216	467
AVG SQFT/RETAIL TENANT	2216	21
AVG SQFT/OFFICE WORKER	260	336
AVG % OFFICE OCCUPANCY	86.0	503
AVG % RETAIL OCCUPANCY	72.1	21
AVG $ RATE YR-END RENT	15.22	430
RENTABLE/GROSS SQFT	.93	320

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.77	417	**UTILITIES TOTAL**	1.60	427	SECURITY TOTAL	.23	304	**FIXED EXP TOTAL**	1.66	416	**TOTAL PAYROLL**	.69	309
PAYROLL	.30	67	ELECTRICAL	1.45	418	SEC PAYROLL	.37	32	REAL ESTATE TAX	1.46	416	CLEANING	.30	67
CONTRACT	.61	406	GAS	.17	174	SEC CONTRACTS	.17	287	BUILDING INS	.17	410	REPAIR/MAINT	.39	261
SUP/MAT/MISC	.07	331	FUEL OIL	.12	20	SEC OTHER	.06	78	PERS PROP TAX	.27	46	RDS/GROUNDS	.16	33
TRASH REMOVAL	.06	372	PURCH STEAM	.16	3	**ADMIN TOTAL**	.74	424	OTHER TAX	.14	60	SECURITY	.37	32
REPR/MAINT TOTAL	.74	444	PURCH CH WTR	.21	2	PAYROLL	.32	157	**LEASING EXPENSES**	1.07	318	ADMINISTRATIVE	.32	157
PAYROLL	.39	261	COAL			MGMT FEES	.51	386	ADV/PROMOTION	.08	194	**TOTAL CONTRACTS**	1.54	456
ELEVATOR	.07	391	WATER/SEWER	.08	410	PROF FEES	.06	227	COMMISSIONS	.51	229	CLEANING	.61	406
HVAC	.15	428	**RDS/GNDS/SEC TOTAL**	.46	418	GEN OFC EXP	.07	238	PROF FEES	.08	79	REPAIR/MAINT	.31	441
ELECTRICAL	.06	324	RDS/GNDS TOTAL	.28	377	OTHER ADM EXP	.07	245	TENANT ALTS	1.01	171	RDS/GROUNDS	.21	371
STRUCT/ROOF	.07	203	RDS/GNDS PAYRL	.16	33				BUY-OUTS	.61	13	SECURITY	.17	287
PLUMBING	.02	299	RDS/GNDS CONTR	.21	371				OTHER LEASING	.26	57	ADMINISTRATIVE	.54	385
FIRE/LIFE SFTY	.03	211	RDS/GNDS OTHER	.09	228									
OTHER MAINT/SUP	.16	416												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

0-9 YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	269 BLDS	38,217,387 SQ. FT.				38,335,614 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	243					14.70	13.43	10.12	17.70
RETAIL AREA	38	12.67	13.33	5.06	21.36				
OTHER AREA	15	4.15	3.77	1.04	6.58				
TOTAL RENT	247	14.66	13.56	10.21	17.60				
MISCELLANEOUS	176	.47	.16	.04	.48				
TOTAL INCOME	248	15.06	14.15	10.32	18.11				
EXPENSE									
CLEANING	266	.84	.73	.61	.93	.85	.74	.61	.95
REPAIR-MAINT	269	.88	.72	.55	1.00	.89	.72	.55	1.00
UTILITIES	260	1.52	1.46	1.23	1.77	1.53	1.47	1.24	1.79
RDS/GRNDS/SEC	266	.47	.34	.20	.56	.48	.35	.20	.56
ADMINISTRATIVE	266	.86	.80	.59	1.03	.86	.81	.60	1.06
TOTAL OPER EXP	252	4.57	4.14	3.67	4.95	4.68	4.21	3.66	5.15
FIXED EXPENSES	268	1.84	1.51	1.14	2.24	1.88	1.54	1.15	2.29
TOTAL OPER+FIX	251	6.40	5.81	4.95	7.06	6.55	5.89	5.00	7.30
LEASING EXP	202	1.46	.62	.21	1.93				
TOTAL PAYROLL	224	.73	.51	.34	.70				
TOTAL CONTRACT	252	1.82	1.76	1.41	2.16				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7969	259
AVG SQFT/RETAIL TENANT	2999	44
AVG SQFT/OFFICE WORKER	256	200
AVG % OFFICE OCCUPANCY	88.7	265
AVG % RETAIL OCCUPANCY	86.4	46
AVG $ RATE YR-END RENT	17.05	234
RENTABLE/GROSS SQFT	.94	195

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.84	248	**UTILITIES TOTAL**	1.54	243	SECURITY TOTAL	.29	223	**FIXED EXP TOTAL**	1.84	248	**TOTAL PAYROLL**	.73	224
PAYROLL	.29	52	ELECTRICAL	1.42	236	SEC PAYROLL	.41	29	REAL ESTATE TAX	1.60	246	CLEANING	.29	52
CONTRACT	.67	246	GAS	.11	86	SEC CONTRACTS	.22	207	BUILDING INS	.17	241	REPAIR/MAINT	.40	189
SUP/MAT/MISC	.08	204	FUEL OIL	.02	20	SEC OTHER	.05	82	PERS PROP TAX	.19	43	RDS/GROUNDS	.12	37
TRASH REMOVAL	.05	223	PURCH STEAM	.42	4	**ADMIN TOTAL**	.86	251	OTHER TAX	.11	49	SECURITY	.41	29
REPR/MAINT TOTAL	.86	251	PURCH CH WTR	.48	2	PAYROLL	.28	186	**LEASING EXPENSES**	1.56	186	ADMINISTRATIVE	.26	186
PAYROLL	.40	189	COAL			MGMT FEES	.50	231	ADV/PROMOTION	.06	139	**TOTAL CONTRACTS**	1.82	252
ELEVATOR	.10	249	WATER/SEWER	.08	233	PROF FEES	.09	188	COMMISSIONS	.47	142	CLEANING	.67	246
HVAC	.14	246	**RDS/GNDS/SEC TOTAL**	.48	249	GEN OFC EXP	.11	200	PROF FEES	.08	61	REPAIR/MAINT	.37	251
ELECTRICAL	.08	221	RDS/GNDS TOTAL	.22	215	OTHER ADM EXP	.09	167	TENANT ALTS	1.33	142	RDS/GROUNDS	.15	207
STRUCT/ROOF	.05	102	RDS/GNDS PAYRL	.12	37				BUY-OUTS	.38	13	SECURITY	.22	207
PLUMBING	.02	199	RDS/GNDS CONTR	.15	207				OTHER LEASING	.15	54	ADMINISTRATIVE	.56	237
FIRE/LIFE SFTY	.03	161	RDS/GNDS OTHER	.08	140									
OTHER MAINT/SUP	.19	239												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

0-9 YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	243 BLDS	59,841,338 SQ. FT.				58,140,061 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	223					15.14	13.80	10.25	17.94
RETAIL AREA	87	16.37	15.00	9.18	23.35				
OTHER AREA	28	10.34	6.94	4.82	12.30				
TOTAL RENT	230	15.20	13.97	10.25	19.07				
MISCELLANEOUS	180	.48	.22	.05	.52				
TOTAL INCOME	230	15.58	14.14	10.40	19.42				
EXPENSE									
CLEANING	241	.77	.70	.58	.93	.78	.70	.59	.96
REPAIR-MAINT	243	.84	.79	.60	1.03	.86	.80	.61	1.06
UTILITIES	239	1.42	1.40	1.17	1.63	1.43	1.41	1.17	1.67
RDS/GRNDS/SEC	242	.40	.37	.28	.48	.41	.38	.29	.50
ADMINISTRATIVE	242	.88	.81	.63	1.10	.91	.84	.64	1.15
TOTAL OPER EXP	237	4.31	4.18	3.63	4.89	4.44	4.31	3.67	5.15
FIXED EXPENSES	240	2.02	1.72	1.32	2.35	2.08	1.75	1.33	2.44
TOTAL OPER + FIX	234	6.31	5.96	4.97	7.30	6.50	6.14	5.01	7.61
LEASING EXP	213	1.48	.70	.24	1.75				
TOTAL PAYROLL	225	.63	.57	.42	.76				
TOTAL CONTRACT	231	1.80	1.72	1.39	2.17				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8561	232
AVG SQFT/RETAIL TENANT	2597	99
AVG SQFT/OFFICE WORKER	274	191
AVG % OFFICE OCCUPANCY	85.3	239
AVG % RETAIL OCCUPANCY	81.8	100
AVG $ RATE YR-END RENT	18.61	226
RENTABLE/GROSS SQFT	.93	201

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.76	226
PAYROLL	.30	56
CONTRACT	.61	222
SUP/MAT/MISC	.06	189
TRASH REMOVAL	.05	203
REPR/MAINT TOTAL	.83	230
PAYROLL	.35	194
ELEVATOR	.16	226
HVAC	.12	224
ELECTRICAL	.04	205
STRUCT/ROOF	.07	110
PLUMBING	.01	187
FIRE/LIFE SFTY	.03	147
OTHER MAINT/SUP	.17	222

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.43	225
ELECTRICAL	1.27	223
GAS	.07	72
FUEL OIL	.01	41
PURCH STEAM	.38	11
PURCH CH WTR	.51	10
COAL		
WATER/SEWER	.08	216
RDS/GNDS/SEC TOTAL	.40	230
RDS/GNDS TOTAL	.13	198
RDS/GNDS PAYRL	.06	26
RDS/GNDS CONTR	.10	191
RDS/GNDS OTHER	.04	115

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.28	222
SEC PAYROLL	.23	46
SEC CONTRACTS	.26	198
SEC OTHER	.05	73
ADMIN TOTAL	.88	229
PAYROLL	.24	182
MGMT FEES	.54	209
PROF FEES	.08	174
GEN OFC EXP	.10	184
OTHER ADM EXP	.08	164

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.00	226
REAL ESTATE TAX	1.78	225
BUILDING INS	.18	222
PERS PROP TAX	.07	80
OTHER TAX	.08	76
LEASING EXPENSES	1.60	209
ADV/PROMOTION	.06	156
COMMISSIONS	.36	162
PROF FEES	.12	76
TENANT ALTS	1.30	144
BUY-OUTS	.42	27
OTHER LEASING	.23	88

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.63	225
CLEANING	.30	56
REPAIR/MAINT	.35	194
RDS/GROUNDS	.06	26
SECURITY	.23	46
ADMINISTRATIVE	.24	182
TOTAL CONTRACTS	1.80	231
CLEANING	.61	222
REPAIR/MAINT	.38	230
RDS/GROUNDS	.10	191
SECURITY	.26	198
ADMINISTRATIVE	.57	219

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

0-9 YEARS 20-29 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	82 BLDS	36,915,524 SQ. FT.				36,063,684 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	72					14.12	13.69	9.20	18.17
RETAIL AREA	35	15.21	16.12	10.04	20.17				
OTHER AREA	6	2.91	2.82	2.41	9.30				
TOTAL RENT	75	14.32	13.61	9.61	18.28				
MISCELLANEOUS	60	.62	.34	.08	.88				
TOTAL INCOME	75	14.79	14.09	10.35	18.95				
EXPENSE									
CLEANING	82	.81	.71	.61	.90	.82	.71	.61	.92
REPAIR-MAINT	82	.93	.82	.71	1.02	.94	.84	.72	1.06
UTILITIES	81	1.43	1.35	1.10	1.86	1.44	1.36	1.10	1.67
RDS/GRNDS/SEC	81	.40	.34	.27	.48	.41	.35	.28	.48
ADMINISTRATIVE	82	.84	.81	.52	1.04	.86	.83	.54	1.04
TOTAL OPER EXP	81	4.41	4.22	3.68	4.91	4.51	4.28	3.78	5.00
FIXED EXPENSES	81	2.14	1.70	1.23	2.14	2.19	1.79	1.28	2.19
TOTAL OPER + FIX	80	6.55	5.92	5.08	7.24	6.71	6.07	5.21	7.48
LEASING EXP	70	1.13	.69	.20	1.54				
TOTAL PAYROLL	75	.81	.61	.47	.80				
TOTAL CONTRACT	78	1.73	1.60	1.36	2.06				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12025	81
AVG SQFT/RETAIL TENANT	2218	47
AVG SQFT/OFFICE WORKER	267	72
AVG % OFFICE OCCUPANCY	82.1	82
AVG % RETAIL OCCUPANCY	78.2	49
AVG $ RATE YR-END RENT	19.31	78
RENTABLE/GROSS SQFT	.92	60

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.82	78
PAYROLL	.37	24
CONTRACT	.62	77
SUP/MAT/MISC	.06	65
TRASH REMOVAL	.04	75
REPR/MAINT TOTAL	.94	78
PAYROLL	.37	66
ELEVATOR	.21	78
HVAC	.12	77
ELECTRICAL	.04	70
STRUCT/ROOF	.04	36
PLUMBING	.02	68
FIRE/LIFE SFTY	.02	50
OTHER MAINT/SUP	.20	76

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.45	78
ELECTRICAL	1.34	78
GAS	.05	22
FUEL OIL	.00	8
PURCH STEAM	.22	6
PURCH CH WTR		
COAL		
WATER/SEWER	.07	78
RDS/GNDS/SEC TOTAL	.41	79
RDS/GNDS TOTAL	.13	61
RDS/GNDS PAYRL	.11	9
RDS/GNDS CONTR	.09	60
RDS/GNDS OTHER	.05	44

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.31	77
SEC PAYROLL	.27	27
SEC CONTRACTS	.23	68
SEC OTHER	.02	24
ADMIN TOTAL	.84	79
PAYROLL	.27	64
MGMT FEES	.44	73
PROF FEES	.08	54
GEN OFC EXP	.10	67
OTHER ADM EXP	.10	57

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.12	76
REAL ESTATE TAX	1.90	76
BUILDING INS	.19	77
PERS PROP TAX	.08	21
OTHER TAX	.06	26
LEASING EXPENSES	1.13	67
ADV/PROMOTION	.09	51
COMMISSIONS	.34	49
PROF FEES	.06	23
TENANT ALTS	1.03	49
BUY-OUTS	.19	8
OTHER LEASING	.11	27

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.81	75
CLEANING	.37	24
REPAIR/MAINT	.37	66
RDS/GROUNDS	.11	9
SECURITY	.27	27
ADMINISTRATIVE	.27	64
TOTAL CONTRACTS	1.73	78
CLEANING	.62	77
REPAIR/MAINT	.42	78
RDS/GROUNDS	.09	60
SECURITY	.23	68
ADMINISTRATIVE	.47	74

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

0-9 YEARS 30-39 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	28 BLDS	17,653,441 SQ. FT.				16,996,530 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	19					15.12	13.07	10.22	16.87
RETAIL AREA	15	8.44	12.43	7.25	17.43				
OTHER AREA	3	4.93	4.60						
TOTAL RENT	21	15.23	12.86	10.42	19.88				
MISCELLANEOUS	17	.48	.19	.04	.62				
TOTAL INCOME	21	15.62	13.14	10.49	20.13				
EXPENSE									
CLEANING	27	.95	.75	.64	1.02	.97	.75	.64	1.06
REPAIR-MAINT	28	1.12	.97	.63	1.38	1.15	1.01	.64	1.39
UTILITIES	27	1.61	1.51	1.24	1.92	1.63	1.51	1.25	1.94
RDS/GRNDS/SEC	27	.42	.42	.26	.53	.44	.43	.29	.57
ADMINISTRATIVE	28	.71	.65	.42	.92	.74	.66	.44	.93
TOTAL OPER EXP	26	4.59	4.34	3.95	5.12	4.78	4.35	4.10	5.37
FIXED EXPENSES	26	2.77	1.78	1.40	2.93	2.87	1.83	1.53	2.97
TOTAL OPER+FIX	25	7.62	5.90	5.36	8.81	7.91	6.15	5.53	9.21
LEASING EXP	21	1.49	1.02	.14	3.36				
TOTAL PAYROLL	27	.99	.74	.52	1.05				
TOTAL CONTRACT	27	1.73	1.56	1.30	2.27				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14611	28
AVG SQFT/RETAIL TENANT	2903	25
AVG SQFT/OFFICE WORKER	269	28
AVG % OFFICE OCCUPANCY	85.3	28
AVG % RETAIL OCCUPANCY	75.6	26
AVG $ RATE YR-END RENT	20.32	26
RENTABLE/GROSS SQFT	.90	16

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.97	26
PAYROLL	.41	9
CONTRACT	.73	25
SUP/MAT/MISC	.07	23
TRASH REMOVAL	.06	24
REPR/MAINT TOTAL	1.15	27
PAYROLL	.52	24
ELEVATOR	.27	26
HVAC	.13	23
ELECTRICAL	.07	24
STRUCT/ROOF	.11	9
PLUMBING	.02	24
FIRE/LIFE SFTY	.03	17
OTHER MAINT/SUP	.23	25

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.67	28
ELECTRICAL	1.39	25
GAS	.04	5
FUEL OIL	.00	3
PURCH STEAM	.23	9
PURCH CH WTR	1.20	3
COAL		
WATER/SEWER	.05	24
RDS/GNDS/SEC TOTAL	.44	28
RDS/GNDS TOTAL	.11	17
RDS/GNDS PAYRL	.09	3
RDS/GNDS CONTR	.09	15
RDS/GNDS OTHER	.04	9

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	24
SEC PAYROLL	.26	14
SEC CONTRACTS	.28	18
SEC OTHER	.03	14
ADMIN TOTAL	.75	28
PAYROLL	.25	23
MGMT FEES	.42	20
PROF FEES	.07	17
GEN OFC EXP	.12	22
OTHER ADM EXP	.05	20

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.83	28
REAL ESTATE TAX	2.56	26
BUILDING INS	.24	24
PERS PROP TAX	.01	8
OTHER TAX	.06	9
LEASING EXPENSES	1.67	20
ADV/PROMOTION	.10	14
COMMISSIONS	.38	16
PROF FEES	.12	9
TENANT ALTS	1.08	16
BUY-OUTS	.68	5
OTHER LEASING	.31	11

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.99	27
CLEANING	.41	9
REPAIR/MAINT	.52	24
RDS/GROUNDS	.09	3
SECURITY	.26	14
ADMINISTRATIVE	.25	23
TOTAL CONTRACTS	1.73	27
CLEANING	.73	25
REPAIR/MAINT	.51	26
RDS/GROUNDS	.09	15
SECURITY	.26	18
ADMINISTRATIVE	.41	24

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

0-9 YEARS 40-49 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	27 BLDS	24,200,456 SQ. FT.				23,518,776 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	20					22.57	24.61	17.06	27.91
RETAIL AREA	15	17.20	16.83	5.79	21.33				
OTHER AREA	5	32.73	12.30	5.62	97.67				
TOTAL RENT	22	22.05	23.60	14.48	27.09				
MISCELLANEOUS	21	.43	.31	.12	.67				
TOTAL INCOME	22	22.44	23.74	15.21	27.40				
EXPENSE									
CLEANING	27	1.01	.99	.82	1.25	1.03	1.01	.83	1.27
REPAIR-MAINT	27	1.12	1.13	.77	1.49	1.14	1.16	.78	1.54
UTILITIES	26	1.51	1.47	1.20	1.82	1.53	1.46	1.20	1.88
RDS/GRNDS/SEC	27	.38	.38	.25	.45	.39	.39	.26	.45
ADMINISTRATIVE	27	.69	.67	.49	.95	.71	.70	.51	.98
TOTAL OPER EXP	25	4.72	4.97	3.92	5.66	4.86	4.96	4.00	6.01
FIXED EXPENSES	26	3.38	2.95	1.94	4.53	3.48	3.09	1.98	4.78
TOTAL OPER+FIX	24	8.04	8.34	5.83	9.58	8.30	8.54	5.98	10.24
LEASING EXP	21	.96	.34	.19	1.86				
TOTAL PAYROLL	25	.69	.66	.41	.95				
TOTAL CONTRACT	25	2.06	2.17	1.51	2.53				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18126	24
AVG SQFT/RETAIL TENANT	2247	22
AVG SQFT/OFFICE WORKER	292	22
AVG % OFFICE OCCUPANCY	90.7	26
AVG % RETAIL OCCUPANCY	78.9	23
AVG $ RATE YR-END RENT	23.00	24
RENTABLE/GROSS SQFT	.91	22

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.04	24
PAYROLL	.42	9
CONTRACT	.84	22
SUP/MAT/MISC	.08	21
TRASH REMOVAL	.05	24
REPR/MAINT TOTAL	1.10	24
PAYROLL	.38	19
ELEVATOR	.27	24
HVAC	.20	24
ELECTRICAL	.04	22
STRUCT/ROOF	.05	13
PLUMBING	.02	20
FIRE/LIFE SFTY	.04	19
OTHER MAINT/SUP	.23	23

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.61	26
ELECTRICAL	1.37	25
GAS	.06	11
FUEL OIL	.01	5
PURCH STEAM	.14	3
PURCH CH WTR	.56	2
COAL		
WATER/SEWER	.06	23
RDS/GNDS/SEC TOTAL	.38	28
RDS/GNDS TOTAL	.08	18
RDS/GNDS PAYRL	.03	4
RDS/GNDS CONTR	.05	15
RDS/GNDS OTHER	.02	12

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.33	25
SEC PAYROLL	.16	9
SEC CONTRACTS	.29	22
SEC OTHER	.04	13
ADMIN TOTAL	.68	26
PAYROLL	.21	22
MGMT FEES	.48	20
PROF FEES	.07	15
GEN OFC EXP	.07	21
OTHER ADM EXP	.05	20

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.43	25
REAL ESTATE TAX	3.15	25
BUILDING INS	.25	24
PERS PROP TAX	.06	6
OTHER TAX	.06	9
LEASING EXPENSES	.97	20
ADV/PROMOTION	.05	13
COMMISSIONS	.28	15
PROF FEES	.04	9
TENANT ALTS	.86	15
BUY-OUTS	.11	2
OTHER LEASING	.13	9

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.69	25
CLEANING	.42	9
REPAIR/MAINT	.38	19
RDS/GROUNDS	.03	4
SECURITY	.16	9
ADMINISTRATIVE	.21	22
TOTAL CONTRACTS	2.06	25
CLEANING	.84	22
REPAIR/MAINT	.80	24
RDS/GROUNDS	.05	15
SECURITY	.29	22
ADMINISTRATIVE	.47	23

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

0-9 YEARS 50 OR MORE STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	16 BLDS	30,870,809 SQ. FT.				30,113,187 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	14					17.64	18.40	14.72	21.43
RETAIL AREA	9	19.82	11.22	6.04	19.40				
OTHER AREA	3	77.96	23.94						
TOTAL RENT	14	18.07	19.09	14.65	21.35				
MISCELLANEOUS	11	2.21	.65	.08	2.91				
TOTAL INCOME	14	19.82	19.56	14.77	21.70				
EXPENSE									
CLEANING	16	.76	.77	.53	.91	.77	.78	.55	.93
REPAIR-MAINT	16	1.01	.99	.86	1.15	1.03	1.01	.86	1.17
UTILITIES	16	1.28	1.37	1.06	1.50	1.29	1.38	1.06	1.51
RDS/GRNDS/SEC	15	.40	.41	.33	.44	.41	.41	.35	.46
ADMINISTRATIVE	16	.86	.87	.53	1.20	.87	.88	.54	1.23
TOTAL OPER EXP	15	4.29	3.97	3.85	4.66	4.41	4.10	3.96	4.66
FIXED EXPENSES	16	2.96	2.22	2.00	4.21	3.07	2.28	2.07	4.36
TOTAL OPER+FIX	15	7.00	6.19	5.70	7.86	7.21	6.52	5.74	8.15
LEASING EXP	13	1.39	.97	.16	2.76				
TOTAL PAYROLL	16	.73	.70	.54	.93				
TOTAL CONTRACT	16	1.62	1.71	1.51	2.02				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	31080	16
AVG SQFT/RETAIL TENANT	3518	12
AVG SQFT/OFFICE WORKER	323	14
AVG % OFFICE OCCUPANCY	87.5	16
AVG % RETAIL OCCUPANCY	87.9	12
AVG $ RATE YR-END RENT	19.57	15
RENTABLE/GROSS SQFT	.80	14

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.76	16
PAYROLL	.35	10
CONTRACT	.42	16
SUP/MAT/MISC	.07	16
TRASH REMOVAL	.03	15
REPR/MAINT TOTAL	1.02	16
PAYROLL	.34	11
ELEVATOR	.31	15
HVAC	.09	13
ELECTRICAL	.04	14
STRUCT/ROOF	.04	8
PLUMBING	.01	13
FIRE/LIFE SFTY	.09	11
OTHER MAINT/SUP	.31	14

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.30	16
ELECTRICAL	1.16	15
GAS	.04	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	15
RDS/GNDS/SEC TOTAL	.40	14
RDS/GNDS TOTAL	.10	13
RDS/GNDS PAYRL	.04	3
RDS/GNDS CONTR	.09	13
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.30	14
SEC PAYROLL	.20	6
SEC CONTRACTS	.23	12
SEC OTHER	.03	6
ADMIN TOTAL	.86	16
PAYROLL	.20	13
MGMT FEES	.52	13
PROF FEES	.19	8
GEN OFC EXP	.12	13
OTHER ADM EXP	.06	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.03	16
REAL ESTATE TAX	2.86	15
BUILDING INS	.25	16
PERS PROP TAX	.03	3
OTHER TAX	.03	7
LEASING EXPENSES	1.39	13
ADV/PROMOTION	.09	6
COMMISSIONS	.22	11
PROF FEES	.18	5
TENANT ALTS	.85	11
BUY-OUTS		
OTHER LEASING	.45	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.73	16
CLEANING	.35	10
REPAIR/MAINT	.34	11
RDS/GROUNDS	.04	3
SECURITY	.20	6
ADMINISTRATIVE	.20	13
TOTAL CONTRACTS	1.62	16
CLEANING	.42	16
REPAIR/MAINT	.48	15
RDS/GROUNDS	.09	13
SECURITY	.23	12
ADMINISTRATIVE	.57	14

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

10-19 YEARS LESS THAN 5 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	146 BLDS	9,225,891 SQ. FT.				9,132,803 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	129					10.52	9.77	7.36	13.15
RETAIL AREA	10	17.03	10.57	8.25	15.26				
OTHER AREA									
TOTAL RENT	131	10.75	9.77	7.58	13.26				
MISCELLANEOUS	86	.33	.10	.02	.32				
TOTAL INCOME	134	10.83	10.11	7.86	13.45				
EXPENSE									
CLEANING	138	.74	.67	.56	.86	.74	.67	.56	.86
REPAIR-MAINT	144	.87	.72	.50	1.03	.87	.72	.50	1.03
UTILITIES	139	1.73	1.73	1.37	2.14	1.74	1.73	1.37	2.14
RDS/GRNDS/SEC	135	.43	.29	.14	.48	.44	.29	.14	.49
ADMINISTRATIVE	139	.66	.57	.41	.84	.67	.58	.42	.85
TOTAL OPER EXP	133	4.42	4.34	3.47	5.02	4.47	4.34	3.49	5.06
FIXED EXPENSES	142	1.36	1.14	.80	1.59	1.38	1.15	.83	1.59
TOTAL OPER+FIX	131	5.83	5.63	4.59	6.58	5.90	5.67	4.60	6.72
LEASING EXP	112	1.32	.41	.17	1.41				
TOTAL PAYROLL	91	.84	.52	.33	.91				
TOTAL CONTRACT	137	1.50	1.56	1.15	1.92				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3960	136
AVG SQFT/RETAIL TENANT	2212	9
AVG SQFT/OFFICE WORKER	261	97
AVG % OFFICE OCCUPANCY	87.1	142
AVG % RETAIL OCCUPANCY	93.4	9
AVG $ RATE YR-END RENT	13.22	122
RENTABLE/GROSS SQFT	.93	96

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.73	126
PAYROLL	.31	26
CONTRACT	.60	118
SUP/MAT/MISC	.07	104
TRASH REMOVAL	.06	106
REPR/MAINT TOTAL	.89	134
PAYROLL	.43	78
ELEVATOR	.07	92
HVAC	.20	128
ELECTRICAL	.07	104
STRUCT/ROOF	.10	76
PLUMBING	.03	92
FIRE/LIFE SFTY	.02	50
OTHER MAINT/SUP	.23	121

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.72	132
ELECTRICAL	1.57	126
GAS	.14	59
FUEL OIL	.06	4
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	125
RDS/GNDS/SEC TOTAL	.42	128
RDS/GNDS TOTAL	.25	109
RDS/GNDS PAYRL	.17	16
RDS/GNDS CONTR	.17	104
RDS/GNDS OTHER	.06	71

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.24	61
SEC PAYROLL	.35	11
SEC CONTRACTS	.19	72
SEC OTHER	.06	22
ADMIN TOTAL	.67	131
PAYROLL	.37	43
MGMT FEES	.42	120
PROF FEES	.09	67
GEN OFC EXP	.07	79
OTHER ADM EXP	.06	62

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.36	132
REAL ESTATE TAX	1.22	132
BUILDING INS	.14	126
PERS PROP TAX	.12	15
OTHER TAX	.13	19
LEASING EXPENSES	1.41	107
ADV/PROMOTION	.06	66
COMMISSIONS	.42	76
PROF FEES	.16	28
TENANT ALTS	1.14	73
BUY-OUTS	.26	2
OTHER LEASING	.04	15

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.84	91
CLEANING	.31	26
REPAIR/MAINT	.43	78
RDS/GROUNDS	.17	16
SECURITY	.35	11
ADMINISTRATIVE	.37	43
TOTAL CONTRACTS	1.50	137
CLEANING	.60	118
REPAIR/MAINT	.40	132
RDS/GROUNDS	.17	104
SECURITY	.19	72
ADMINISTRATIVE	.47	122

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

10-19 YEARS 5-9 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	102 BLDS	12,694,713 SQ. FT.				12,449,428 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	90					11.73	11.14	8.79	15.07
RETAIL AREA	19	20.86	16.23	12.67	25.90				
OTHER AREA	9	17.28	10.69	6.99	128.12				
TOTAL RENT	92	11.85	10.82	8.79	15.06				
MISCELLANEOUS	63	.49	.15	.03	.42				
TOTAL INCOME	92	12.17	11.35	9.04	15.12				
EXPENSE									
CLEANING	100	1.03	.77	.80	1.07	1.05	.78	.81	1.07
REPAIR-MAINT	101	1.38	.92	.69	1.33	1.40	.92	.70	1.34
UTILITIES	97	1.88	1.80	1.50	2.14	1.90	1.81	1.56	2.14
RDS/GRNDS/SEC	96	.44	.28	.14	.49	.45	.29	.15	.49
ADMINISTRATIVE	100	.72	.70	.52	1.02	.74	.71	.52	1.04
TOTAL OPER EXP	96	5.47	4.80	4.02	5.79	5.56	4.78	4.12	5.85
FIXED EXPENSES	100	1.66	1.43	.90	2.08	1.69	1.45	.93	2.13
TOTAL OPER + FIX	95	6.57	5.84	5.24	7.73	6.72	6.02	5.26	7.97
LEASING EXP	82	.96	.46	.14	1.15				
TOTAL PAYROLL	88	1.19	.63	.30	1.13				
TOTAL CONTRACT	94	1.79	1.69	1.28	2.19				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5269	99
AVG SQFT/RETAIL TENANT	2382	22
AVG SQFT/OFFICE WORKER	221	77
AVG % OFFICE OCCUPANCY	89.4	101
AVG % RETAIL OCCUPANCY	93.4	23
AVG $ RATE YR-END RENT	14.83	88
RENTABLE/GROSS SQFT	.90	75

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.04	93	**UTILITIES TOTAL**	1.87	90	SECURITY TOTAL	.36	72	**FIXED EXP TOTAL**	1.69	92	**TOTAL PAYROLL**	1.19	88
PAYROLL	.41	22	ELECTRICAL	1.69	88	SEC PAYROLL	.64	15	REAL ESTATE TAX	1.46	92	CLEANING	.41	22
CONTRACT	.82	89	GAS	.16	52	SEC CONTRACTS	.21	62	BUILDING INS	.18	92	REPAIR/MAINT	.71	78
SUP/MAT/MISC	.07	88	FUEL OIL	.14	6	SEC OTHER	.03	23	PERS PROP TAX	.09	20	RDS/GROUNDS	.16	16
TRASH REMOVAL	.08	72	PURCH STEAM	.41	2	**ADMIN TOTAL**	.72	93	OTHER TAX	.13	24	SECURITY	.64	15
REPR/MAINT TOTAL	1.43	93	PURCH CH WTR			PAYROLL	.33	57	**LEASING EXPENSES**	1.02	75	ADMINISTRATIVE	.33	57
PAYROLL	.71	78	COAL			MGMT FEES	.50	96	ADV/PROMOTION	.05	56	**TOTAL CONTRACTS**	1.79	94
ELEVATOR	.12	92	WATER/SEWER	.09	88	PROF FEES	.09	61	COMMISSIONS	.32	52	CLEANING	.82	89
HVAC	.20	89	**RDS/GNDS/SEC TOTAL**	.46	89	GEN OFC EXP	.07	68	PROF FEES	.08	20	REPAIR/MAINT	.47	93
ELECTRICAL	.11	78	RDS/GNDS TOTAL	.15	73	OTHER ADM EXP	.08	63	TENANT ALTS	.81	59	RDS/GROUNDS	.08	56
STRUCT/ROOF	.07	46	RDS/GNDS PAYRL	.16	16				BUY-OUTS	.03	4	SECURITY	.21	62
PLUMBING	.02	73	RDS/GNDS CONTR	.08	66				OTHER LEASING	.08	19	ADMINISTRATIVE	.49	78
FIRE/LIFE SFTY	.04	43	RDS/GNDS OTHER	.07	49									
OTHER MAINT/SUP	.37	87												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

10-19 YEARS 10-19 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	100 BLDS	20,867,068 SQ. FT.				20,126,927 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	96					13.22	12.94	10.03	16.33
RETAIL AREA	34	17.54	14.40	9.75	21.04				
OTHER AREA	20	7.84	6.14	4.79	8.60				
TOTAL RENT	90	13.66	12.80	10.13	16.51				
MISCELLANEOUS	63	.33	.11	.03	.21				
TOTAL INCOME	91	13.96	13.11	10.19	16.47				
EXPENSE									
CLEANING	100	.89	.82	.64	.98	.91	.86	.64	1.04
REPAIR-MAINT	100	1.09	.97	.70	1.36	1.11	.99	.71	1.39
UTILITIES	100	1.82	1.77	1.47	2.06	1.85	1.79	1.48	2.09
RDS/GRNDS/SEC	99	.41	.34	.20	.49	.42	.34	.21	.51
ADMINISTRATIVE	100	.78	.76	.54	1.02	.81	.78	.55	1.06
TOTAL OPER EXP	100	5.01	4.75	4.16	5.64	5.20	4.89	4.26	5.91
FIXED EXPENSES	99	1.79	1.45	1.08	2.28	1.86	1.45	1.10	2.37
TOTAL OPER + FIX	99	6.79	6.26	5.25	7.89	7.05	6.45	5.46	8.08
LEASING EXP	85	1.13	.86	.24	1.51				
TOTAL PAYROLL	97	.79	.88	.44	1.06				
TOTAL CONTRACT	96	1.82	1.71	1.37	2.30				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5777	94
AVG SQFT/RETAIL TENANT	2167	44
AVG SQFT/OFFICE WORKER	238	67
AVG % OFFICE OCCUPANCY	89.0	96
AVG % RETAIL OCCUPANCY	95.5	44
AVG $ RATE YR-END RENT	17.36	88
RENTABLE/GROSS SQFT	.82	98

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.89	97	**UTILITIES TOTAL**	1.83	98	SECURITY TOTAL	.33	90	**FIXED EXP TOTAL**	1.82	94	**TOTAL PAYROLL**	.79	97
PAYROLL	.39	27	ELECTRICAL	1.61	98	SEC PAYROLL	.35	14	REAL ESTATE TAX	1.64	94	CLEANING	.39	27
CONTRACT	.69	94	GAS	.12	56	SEC CONTRACTS	.28	82	BUILDING INS	.21	96	REPAIR/MAINT	.43	83
SUP/MAT/MISC	.08	76	FUEL OIL	.06	14	SEC OTHER	.06	28	PERS PROP TAX	.11	29	RDS/GROUNDS	.10	14
TRASH REMOVAL	.06	89	PURCH STEAM	.34	8	**ADMIN TOTAL**	.79	98	OTHER TAX	.21	33	SECURITY	.35	14
REPR/MAINT TOTAL	1.08	98	PURCH CH WTR	.68	4	PAYROLL	.32	75	**LEASING EXPENSES**	1.15	83	ADMINISTRATIVE	.32	75
PAYROLL	.43	63	COAL			MGMT FEES	.49	77	ADV/PROMOTION	.06	58	**TOTAL CONTRACTS**	1.82	96
ELEVATOR	.19	97	WATER/SEWER	.06	98	PROF FEES	.06	74	COMMISSIONS	.33	65	CLEANING	.69	94
HVAC	.17	95	**RDS/GNDS/SEC TOTAL**	.41	97	GEN OFC EXP	.05	77	PROF FEES	.19	26	REPAIR/MAINT	.83	97
ELECTRICAL	.06	63	RDS/GNDS TOTAL	.10	75	OTHER ADM EXP	.06	77	TENANT ALTS	.86	65	RDS/GROUNDS	.07	72
STRUCT/ROOF	.12	46	RDS/GNDS PAYRL	.10	14				BUY-OUTS	.08	3	SECURITY	.28	82
PLUMBING	.02	76	RDS/GNDS CONTR	.07	72				OTHER LEASING	.25	27	ADMINISTRATIVE	.46	87
FIRE/LIFE SFTY	.07	51	RDS/GNDS OTHER	.03	46									
OTHER MAINT/SUP	.19	97												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

10-19 YEARS 20-29 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	56 BLDS	23,842,962 SQ. FT.				22,879,390 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	53					14.27	13.16	11.37	16.82
RETAIL AREA	28	12.06	11.80	6.63	17.69				
OTHER AREA	14	13.10	8.48	2.18	18.15				
TOTAL RENT	53	14.10	13.45	11.25	16.47				
MISCELLANEOUS	40	.56	.34	.08	.78				
TOTAL INCOME	53	14.60	14.14	11.64	16.95				
EXPENSE									
CLEANING	56	.97	.84	.64	1.24	.99	.86	.65	1.31
REPAIR-MAINT	56	1.23	1.10	.83	1.41	1.26	1.15	.83	1.44
UTILITIES	55	2.07	2.01	1.66	2.42	2.08	2.05	1.69	2.45
RDS/GRNDS/SEC	56	.37	.36	.24	.49	.38	.36	.25	.53
ADMINISTRATIVE	56	.66	.70	.46	.97	.68	.71	.49	.97
TOTAL OPER EXP	54	5.46	5.47	4.91	6.09	5.65	5.72	4.93	6.38
FIXED EXPENSES	56	2.06	1.75	1.32	2.44	2.12	1.86	1.32	2.62
TOTAL OPER+FIX	52	7.56	7.47	6.49	8.25	7.83	7.95	6.55	8.63
LEASING EXP	46	.69	.39	.10	.84				
TOTAL PAYROLL	52	.77	.70	.47	.86				
TOTAL CONTRACT	53	1.76	1.87	1.44	2.34				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14415	56
AVG SQFT/RETAIL TENANT	2979	37
AVG SQFT/OFFICE WORKER	244	44
AVG % OFFICE OCCUPANCY	91.9	56
AVG % RETAIL OCCUPANCY	93.9	38
AVG $ RATE YR-END RENT	17.05	51
RENTABLE/GROSS SQFT	.91	46

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.94	50	**UTILITIES TOTAL**	2.06	51	SECURITY TOTAL	.33	50	**FIXED EXP TOTAL**	1.90	51	**TOTAL PAYROLL**	.77	52
PAYROLL	.36	13	ELECTRICAL	1.75	50	SEC PAYROLL	.25	15	REAL ESTATE TAX	1.61	51	CLEANING	.36	13
CONTRACT	.75	50	GAS	.17	27	SEC CONTRACTS	.30	42	BUILDING INS	.23	51	REPAIR/MAINT	.45	43
SUP/MAT/MISC	.06	41	FUEL OIL	.01	7	SEC OTHER	.01	15	PERS PROP TAX	.07	21	RDS/GROUNDS	.13	6
TRASH REMOVAL	.05	43	PURCH STEAM	.31	12	**ADMIN TOTAL**	.65	53	OTHER TAX	.16	14	SECURITY	.25	15
REPR/MAINT TOTAL	1.24	53	PURCH CH WTR	.59	5	PAYROLL	.25	48	**LEASING EXPENSES**	.74	42	ADMINISTRATIVE	.25	46
PAYROLL	.45	43	COAL			MGMT FEES	.39	38	ADV/PROMOTION	.05	24	**TOTAL CONTRACTS**	1.78	53
ELEVATOR	.23	52	WATER/SEWER	.06	40	PROF FEES	.07	36	COMMISSIONS	.21	33	CLEANING	.75	50
HVAC	.15	46	**RDS/GNDS/SEC TOTAL**	.37	53	GEN OFC EXP	.05	44	PROF FEES	.03	8	REPAIR/MAINT	.56	52
ELECTRICAL	.06	44	RDS/GNDS TOTAL	.06	33	OTHER ADM EXP	.09	40	TENANT ALTS	.81	26	RDS/GROUNDS	.05	31
STRUCT/ROOF	.22	23	RDS/GNDS PAYRL	.13	6				BUY-OUTS			SECURITY	.30	42
PLUMBING	.02	42	RDS/GNDS CONTR	.05	31				OTHER LEASING	.01	6	ADMINISTRATIVE	.39	44
FIRE/LIFE SFTY	.03	21	RDS/GNDS OTHER	.05	19									
OTHER MAINT/SUP	.37	50												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

10-19 YEARS 30-39 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	36 BLDS	23,167,882 SQ. FT.				22,431,296 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	32					15.75	15.34	9.87	19.22
RETAIL AREA	16	23.60	16.76	5.12	29.86				
OTHER AREA	8	45.29	43.16	7.35	104.02				
TOTAL RENT	32	16.01	15.25	10.19	18.92				
MISCELLANEOUS	31	1.06	.41	.17	1.35				
TOTAL INCOME	32	17.06	15.99	11.36	20.22				
EXPENSE									
CLEANING	35	1.18	1.18	.86	1.40	1.20	1.21	.87	1.41
REPAIR-MAINT	36	1.39	1.25	.98	1.60	1.41	1.29	.99	1.61
UTILITIES	36	2.02	2.03	1.56	2.36	2.04	2.07	1.61	2.37
RDS/GRNDS/SEC	35	.39	.33	.25	.53	.40	.35	.26	.55
ADMINISTRATIVE	36	.70	.66	.49	.86	.73	.69	.51	.91
TOTAL OPER EXP	35	5.79	5.36	4.80	6.20	5.99	5.80	4.90	6.67
FIXED EXPENSES	36	2.61	1.86	1.30	3.48	2.70	1.92	1.37	3.56
TOTAL OPER+FIX	35	8.41	7.46	6.05	10.20	8.60	8.24	6.10	10.37
LEASING EXP	32	.85	.42	.24	1.14				
TOTAL PAYROLL	30	1.00	.73	.46	1.10				
TOTAL CONTRACT	30	2.08	2.19	1.65	2.43				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16436	32
AVG SQFT/RETAIL TENANT	2264	19
AVG SQFT/OFFICE WORKER	233	22
AVG % OFFICE OCCUPANCY	89.8	36
AVG % RETAIL OCCUPANCY	90.8	22
AVG $ RATE YR-END RENT	21.94	32
RENTABLE/GROSS SQFT	.88	27

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.21	36	**UTILITIES TOTAL**	1.99	30	SECURITY TOTAL	.33	26	**FIXED EXP TOTAL**	2.81	29	**TOTAL PAYROLL**	1.00	30
PAYROLL	.62	6	ELECTRICAL	1.59	28	SEC PAYROLL	.29	6	REAL ESTATE TAX	2.64	29	CLEANING	.62	6
CONTRACT	.96	26	GAS	.16	12	SEC CONTRACTS	.24	27	BUILDING INS	.25	29	REPAIR/MAINT	.54	27
SUP/MAT/MISC	.09	24	FUEL OIL	.01	5	SEC OTHER	.02	9	PERS PROP TAX	.01	6	RDS/GROUNDS		
TRASH REMOVAL	.06	23	PURCH STEAM	.48	13	**ADMIN TOTAL**	.72	30	OTHER TAX	.23	4	SECURITY	.29	6
REPR/MAINT TOTAL	1.41	36	PURCH CH WTR	.79	2	PAYROLL	.28	24	**LEASING EXPENSES**	.88	27	ADMINISTRATIVE	.28	24
PAYROLL	.54	27	COAL			MGMT FEES	.38	24	ADV/PROMOTION	.06	17	**TOTAL CONTRACTS**	2.08	30
ELEVATOR	.30	30	WATER/SEWER	.07	28	PROF FEES	.06	25	COMMISSIONS	.24	23	CLEANING	.96	26
HVAC	.19	27	**RDS/GNDS/SEC TOTAL**	.36	36	GEN OFC EXP	.06	23	PROF FEES	.07	12	REPAIR/MAINT	.86	30
ELECTRICAL	.08	26	RDS/GNDS TOTAL	.06	22	OTHER ADM EXP	.07	27	TENANT ALTS	.74	20	RDS/GROUNDS	.07	21
STRUCT/ROOF	.07	13	RDS/GNDS PAYRL						BUY-OUTS	.90	2	SECURITY	.34	27
PLUMBING	.02	22	RDS/GNDS CONTR	.07	21				OTHER LEASING	.10	6	ADMINISTRATIVE	.38	28
FIRE/LIFE SFTY	.04	17	RDS/GNDS OTHER	.04	11									
OTHER MAINT/SUP	.26	29												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

10-19 YEARS 40-49 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	14 BLDS	13,01[illegible]4 SQ. FT.				12,298,621 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	13					15.10	14.06	12.44	23.60
RETAIL AREA	6	15.83	15.23	6.45	17.35				
OTHER AREA	5	30.79	14.12	6.44	145.59				
TOTAL RENT	13	15.52	14.54	12.66	24.41				
MISCELLANEOUS	10	.93	.89	.43	1.28				
TOTAL INCOME	13	16.00	15.02	12.69	26.57				
EXPENSE									
CLEANING	14	1.29	1.04	.74	1.86	1.33	1.05	.76	1.69
REPAIR-MAINT	14	1.71	1.61	1.17	1.64	1.76	1.61	1.17	1.84
UTILITIES	13	1.86	1.89	1.33	2.33	1.90	1.93	1.34	2.33
RDS/GRNDS/SEC	13	.39	.33	.19	.62	.42	.34	.20	.66
ADMINISTRATIVE	14	.82	.71	.63	.96	.87	.72	.66	1.17
TOTAL OPER EXP	13	5.72	5.72	4.85	6.85	6.05	5.93	5.04	7.53
FIXED EXPENSES	14	2.65	1.91	1.20	2.72	2.81	1.94	1.40	2.73
TOTAL OPER + FIX	13	8.29	8.20	6.70	10.80	8.76	8.67	7.06	10.82
LEASING EXP	11	1.04	.26	.13	1.36				
TOTAL PAYROLL	12	1.04	.86	.40	1.39				
TOTAL CONTRACT	12	2.50	2.18	1.82	3.27				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	23462	13
AVG SQFT/RETAIL TENANT	2867	10
AVG SQFT/OFFICE WORKER	229	8
AVG % OFFICE OCCUPANCY	91.4	14
AVG % RETAIL OCCUPANCY	94.4	11
AVG $ RATE YR-END RENT	24.58	11
RENTABLE/GROSS SQFT	.91	10

DETAIL*	OVERALL	BLDS
CLEANING TOTAL	1.31	12
PAYROLL	.64	3
CONTRACT	.87	12
SUP/MAT/MISC	.11	10
TRASH REMOVAL	.10	12
REPR/MAINT TOTAL	1.78	12
PAYROLL	.54	9
ELEVATOR	.31	12
HVAC	.41	11
ELECTRICAL	.21	11
STRUCT/ROOF	.16	7
PLUMBING	.05	9
FIRE/LIFE SFTY	.05	10
OTHER MAINT/SUP	.36	11

DETAIL*	OVERALL	BLDS
UTILITIES TOTAL	1.86	12
ELECTRICAL	1.61	12
GAS	.09	8
FUEL OIL		
PURCH STEAM	.50	3
PURCH CH WTR		
COAL		
WATER/SEWER	.07	11
RDS/GNDS/SEC TOTAL	.42	11
RDS/GNDS TOTAL	.13	9
RDS/GNDS PAYRL	.14	2
RDS/GNDS CONTR	.05	9
RDS/GNDS OTHER	.10	4

DETAIL*	OVERALL	BLDS
SECURITY TOTAL	.36	10
SEC PAYROLL	.19	4
SEC CONTRACTS	.29	9
SEC OTHER	.04	5
ADMIN TOTAL	.85	12
PAYROLL	.41	12
MGMT FEES	.30	8
PROF FEES	.13	7
GEN OFC EXP	.11	9
OTHER ADM EXP	.11	9

DETAIL*	OVERALL	BLDS
FIXED EXP TOTAL	2.36	13
REAL ESTATE TAX	2.06	13
BUILDING INS	.26	13
PERS PROP TAX	.01	4
OTHER TAX	.02	3
LEASING EXPENSES	1.16	10
ADV/PROMOTION	.08	4
COMMISSIONS	.20	5
PROF FEES	.03	2
TENANT ALTS	.93	6
BUY-OUTS		
OTHER LEASING	.11	5

DETAIL*	OVERALL	BLDS
TOTAL PAYROLL	1.04	12
CLEANING	.64	3
REPAIR/MAINT	.54	9
RDS/GROUNDS	.14	2
SECURITY	.19	4
ADMINISTRATIVE	.41	12
TOTAL CONTRACTS	2.50	12
CLEANING	.87	12
REPAIR/MAINT	1.02	12
RDS/GROUNDS	.06	9
SECURITY	.28	9
ADMINISTRATIVE	.36	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

10-19 YEARS 50 OR MORE STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	11 BLDS	16,949,[illegible] SQ. FT.				17,442,868 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	8					17.55	17.39	11.62	22.11
RETAIL AREA	6	16.80	16.94	8.59	20.30				
OTHER AREA	5	15.79	45.57	10.29	86.99				
TOTAL RENT	10	17.53	17.44	11.98	20.75				
MISCELLANEOUS	10	.94	.42	.11	.63				
TOTAL INCOME	10	18.47	17.84	12.04	21.96				
EXPENSE									
CLEANING	11	1.24	1.23	.73	1.43	1.29	1.29	.76	1.45
REPAIR-MAINT	11	1.68	1.54	1.10	2.06	1.75	1.77	1.12	2.10
UTILITIES	11	1.75	1.51	1.42	1.92	1.76	1.51	1.44	1.92
RDS/GRNDS/SEC	11	.47	.36	.24	.52	.51	.37	.27	.56
ADMINISTRATIVE	11	.91	.80	.55	.94	.96	.84	.67	1.04
TOTAL OPER EXP	11	6.28	6.06	5.07	6.55	6.82	6.64	5.31	7.66
FIXED EXPENSES	11	5.39	4.03	2.46	6.66	5.86	4.40	2.46	7.76
TOTAL OPER + FIX	11	11.67	10.13	7.75	13.23	12.66	10.75	7.75	15.40
LEASING EXP	10	.70	.22	.10	1.08				
TOTAL PAYROLL	9	1.30	1.16	.59	1.66				
TOTAL CONTRACT	9	2.14	1.70	1.11	2.39				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	34110	11
AVG SQFT/RETAIL TENANT	5805	9
AVG SQFT/OFFICE WORKER	275	8
AVG % OFFICE OCCUPANCY	92.9	11
AVG % RETAIL OCCUPANCY	96.5	9
AVG $ RATE YR-END RENT	27.16	10
RENTABLE/GROSS SQFT	.88	9

DETAIL*	OVERALL	BLDS
CLEANING TOTAL	1.29	9
PAYROLL	.62	5
CONTRACT	.80	9
SUP/MAT/MISC	.09	8
TRASH REMOVAL	.06	9
REPR/MAINT TOTAL	1.73	9
PAYROLL	.51	9
ELEVATOR	.33	9
HVAC	.20	8
ELECTRICAL	.10	9
STRUCT/ROOF	.32	5
PLUMBING	.03	8
FIRE/LIFE SFTY	.03	8
OTHER MAINT/SUP	.37	9

DETAIL*	OVERALL	BLDS
UTILITIES TOTAL	1.76	9
ELECTRICAL	1.60	9
GAS	.09	4
FUEL OIL		
PURCH STEAM	.47	2
PURCH CH WTR		
COAL		
WATER/SEWER	.07	9
RDS/GNDS/SEC TOTAL	.47	9
RDS/GNDS TOTAL	.05	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	4
RDS/GNDS OTHER		

DETAIL*	OVERALL	BLDS
SECURITY TOTAL	.40	8
SEC PAYROLL	.30	8
SEC CONTRACTS	.11	4
SEC OTHER	.03	6
ADMIN TOTAL	.61	9
PAYROLL	.23	7
MGMT FEES	.36	6
PROF FEES	.16	5
GEN OFC EXP	.13	8
OTHER ADM EXP	.33	9

DETAIL*	OVERALL	BLDS
FIXED EXP TOTAL	5.83	9
REAL ESTATE TAX	5.62	9
BUILDING INS	.20	9
PERS PROP TAX		
OTHER TAX	.02	3
LEASING EXPENSES	.74	8
ADV/PROMOTION	.04	3
COMMISSIONS	.11	6
PROF FEES	.20	2
TENANT ALTS	.67	6
BUY-OUTS	.07	2
OTHER LEASING	.12	3

DETAIL*	OVERALL	BLDS
TOTAL PAYROLL	1.30	9
CLEANING	.52	5
REPAIR/MAINT	.51	9
RDS/GROUNDS		
SECURITY	.30	6
ADMINISTRATIVE	.23	7
TOTAL CONTRACTS	3.14	9
CLEANING	.90	9
REPAIR/MAINT	.85	9
RDS/GROUNDS	.02	4
SECURITY	.11	4
ADMINISTRATIVE	.51	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

20-29 YEARS LESS THAN 5 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	34 BLDS	1,953,306 SQ. FT.				1,948,575 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	30					11.41	9.41	7.70	13.73
RETAIL AREA									
OTHER AREA									
TOTAL RENT	30	11.42	9.54	7.70	13.73				
MISCELLANEOUS	9	.44	.04	.01	.62				
TOTAL INCOME	31	11.49	9.29	7.52	13.81				
EXPENSE									
CLEANING	31	.86	.72	.60	.94	.86	.72	.60	.94
REPAIR-MAINT	34	1.03	.93	.62	1.26	1.03	.93	.62	1.28
UTILITIES	34	1.97	1.62	1.44	2.22	1.97	1.62	1.44	2.22
RDS/GRNDS/SEC	32	.42	.27	.12	.46	.42	.27	.12	.46
ADMINISTRATIVE	30	.61	.48	.30	.79	.61	.48	.30	.79
TOTAL OPER EXP	30	5.06	4.66	3.25	5.33	5.07	4.74	3.25	5.33
FIXED EXPENSES	33	1.69	1.20	.85	1.84	1.70	1.20	.85	1.84
TOTAL OPER+FIX	30	6.70	5.90	4.63	7.03	6.70	5.90	4.63	7.03
LEASING EXP	20	.89	.97	.20	1.61				
TOTAL PAYROLL	23	.71	.70	.24	1.08				
TOTAL CONTRACT	34	1.69	1.68	1.16	2.08				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5304	27
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	289	21
AVG % OFFICE OCCUPANCY	89.0	29
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.09	27
RENTABLE/GROSS SQFT	.91	18

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.86**	**31**
PAYROLL	.37	5
CONTRACT	.69	30
SUP/MAT/MISC	.06	24
TRASH REMOVAL	.07	27
REPR/MAINT TOTAL	**1.03**	**34**
PAYROLL	.54	20
ELEVATOR	.14	23
HVAC	.25	29
ELECTRICAL	.07	21
STRUCT/ROOF	.05	13
PLUMBING	.07	20
FIRE/LIFE SFTY	.06	15
OTHER MAINT/SUP	.23	28

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.97**	**34**
ELECTRICAL	1.55	34
GAS	.24	27
FUEL OIL	.29	4
PURCH STEAM	.42	2
PURCH CH WTR		
COAL		
WATER/SEWER	.12	32
RDS/GNDS/SEC TOTAL	**.42**	**32**
RDS/GNDS TOTAL	.28	24
RDS/GNDS PAYRL	.09	4
RDS/GNDS CONTR	.18	22
RDS/GNDS OTHER	.16	15

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.26	17
SEC PAYROLL	.19	3
SEC CONTRACTS	.25	15
SEC OTHER	.05	3
ADMIN TOTAL	**.61**	**30**
PAYROLL	.25	11
MGMT FEES	.54	24
PROF FEES	.10	14
GEN OFC EXP	.03	9
OTHER ADM EXP	.06	16

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.69**	**33**
REAL ESTATE TAX	1.43	33
BUILDING INS	.24	32
PERS PROP TAX	.12	2
OTHER TAX	.05	3
LEASING EXPENSES	**.83**	**19**
ADV/PROMOTION	.01	7
COMMISSIONS	.58	11
PROF FEES	.03	2
TENANT ALTS	.62	12
BUY-OUTS		
OTHER LEASING	.22	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.71**	**23**
CLEANING	.37	5
REPAIR/MAINT	.54	20
RDS/GROUNDS	.09	4
SECURITY	.19	3
ADMINISTRATIVE	.25	11
TOTAL CONTRACTS	**1.69**	**34**
CLEANING	.69	30
REPAIR/MAINT	.48	32
RDS/GROUNDS	.18	22
SECURITY	.25	15
ADMINISTRATIVE	.61	24

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

20-29 YEARS 5-9 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	42 BLDS	5,839,855 SQ. FT.				5,680,591 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	33					13.13	12.51	9.30	16.32
RETAIL AREA	11	17.07	16.27	11.60	22.43				
OTHER AREA	3	4.68	8.43						
TOTAL RENT	33	13.30	12.51	9.32	15.97				
MISCELLANEOUS	24	.36	.09	.02	.36				
TOTAL INCOME	33	13.58	12.51	9.83	15.98				
EXPENSE									
CLEANING	39	1.11	.90	.70	1.21	1.14	.91	.74	1.24
REPAIR-MAINT	40	1.55	1.22	.86	1.72	1.59	1.29	.86	1.73
UTILITIES	38	2.15	1.83	1.61	2.14	2.16	1.83	1.61	2.14
RDS/GRNDS/SEC	35	.63	.33	.10	.87	.65	.33	.10	.87
ADMINISTRATIVE	39	.77	.86	.54	1.07	.79	.86	.56	1.16
TOTAL OPER EXP	38	6.21	5.27	4.47	6.76	6.36	5.63	4.55	6.90
FIXED EXPENSES	39	2.39	1.68	.96	3.16	2.46	1.68	.97	3.40
TOTAL OPER+FIX	38	8.54	7.04	5.81	8.98	8.78	7.28	5.81	10.01
LEASING EXP	26	.62	.42	.29	.88				
TOTAL PAYROLL	35	1.26	.96	.64	1.37				
TOTAL CONTRACT	36	2.01	1.78	1.36	2.76				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5738	37
AVG SQFT/RETAIL TENANT	3390	12
AVG SQFT/OFFICE WORKER	237	29
AVG % OFFICE OCCUPANCY	90.5	38
AVG % RETAIL OCCUPANCY	90.6	12
AVG $ RATE YR-END RENT	18.00	31
RENTABLE/GROSS SQFT	.95	28

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.08**	**35**
PAYROLL	.45	17
CONTRACT	.68	33
SUP/MAT/MISC	.11	30
TRASH REMOVAL	.08	32
REPR/MAINT TOTAL	**1.55**	**35**
PAYROLL	.65	33
ELEVATOR	.14	34
HVAC	.15	34
ELECTRICAL	.19	33
STRUCT/ROOF	.14	21
PLUMBING	.06	28
FIRE/LIFE SFTY	.04	22
OTHER MAINT/SUP	.38	34

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.14**	**34**
ELECTRICAL	1.71	34
GAS	.26	24
FUEL OIL	.17	8
PURCH STEAM	.46	4
PURCH CH WTR		
COAL		
WATER/SEWER	.13	32
RDS/GNDS/SEC TOTAL	**.62**	**32**
RDS/GNDS TOTAL	.12	25
RDS/GNDS PAYRL	.13	5
RDS/GNDS CONTR	.08	25
RDS/GNDS OTHER	.03	17

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.52	27
SEC PAYROLL	.26	8
SEC CONTRACTS	.43	26
SEC OTHER	.28	6
ADMIN TOTAL	**.77**	**35**
PAYROLL	.33	25
MGMT FEES	.61	24
PROF FEES	.11	18
GEN OFC EXP	.08	27
OTHER ADM EXP	.12	25

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.64**	**35**
REAL ESTATE TAX	2.32	35
BUILDING INS	.15	34
PERS PROP TAX	.00	4
OTHER TAX	.17	15
LEASING EXPENSES	**.65**	**24**
ADV/PROMOTION	.03	18
COMMISSIONS	.21	18
PROF FEES	.49	5
TENANT ALTS	.53	18
BUY-OUTS		
OTHER LEASING	.08	9

DETAIL*	AVERAGE	BLDG
TOTAL PAYROLL	**1.26**	**35**
CLEANING	.45	17
REPAIR/MAINT	.65	33
RDS/GROUNDS	.13	5
SECURITY	.26	8
ADMINISTRATIVE	.33	25
TOTAL CONTRACTS	**2.01**	**36**
CLEANING	.68	33
REPAIR/MAINT	.65	34
RDS/GROUNDS	.06	25
SECURITY	.43	26
ADMINISTRATIVE	.63	26

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

20-29 YEARS 10-19 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	61 BLDS	11,451,510 SQ. FT.				10,801,722 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	46					14.66	13.98	10.20	18.88
RETAIL AREA	22	15.11	15.23	10.99	22.59				
OTHER AREA	12	9.26	10.49	8.33	12.84				
TOTAL RENT	50	14.91	14.71	10.07	19.19				
MISCELLANEOUS	35	.35	.07	.02	.29				
TOTAL INCOME	50	15.16	14.71	10.27	20.17				
EXPENSE									
CLEANING	61	1.30	.99	.69	1.20	1.33	1.04	.70	1.30
REPAIR-MAINT	61	1.95	1.47	.96	2.23	2.00	1.51	1.06	2.24
UTILITIES	55	2.15	2.00	1.49	2.41	2.17	2.02	1.49	2.41
RDS/GRNDS/SEC	60	.47	.30	.12	.62	.50	.31	.13	.67
ADMINISTRATIVE	61	.89	.92	.59	1.19	.94	.92	.61	1.28
TOTAL OPER EXP	55	6.69	[illegible]	4.41	7.97	7.12	6.19	4.51	8.17
FIXED EXPENSES	61	2.52	1.75	1.22	2.85	2.67	1.78	1.24	2.99
TOTAL OPER + FIX	55	9.27	8.21	5.86	9.61	9.86	8.91	6.42	10.26
LEASING EXP	52	.92	.47	.13	1.06				
TOTAL PAYROLL	55	1.55	.93	.68	1.79				
TOTAL CONTRACT	59	2.44	2.23	1.59	3.02				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5599	57
AVG SQFT/RETAIL TENANT	3542	32
AVG SQFT/OFFICE WORKER	221	39
AVG % OFFICE OCCUPANCY	92.3	50
AVG % RETAIL OCCUPANCY	95.7	32
AVG $ RATE YR-END RENT	17.95	49
RENTABLE/GROSS SQFT	.91	45

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.31	59
PAYROLL	.96	15
CONTRACT	.96	56
SUP/MAT/MISC	.07	54
TRASH REMOVAL	.07	56
REPR/MAINT TOTAL	1.97	58
PAYROLL	.81	49
ELEVATOR	.22	58
HVAC	.33	56
ELECTRICAL	.14	54
STRUCT/ROOF	.14	36
PLUMBING	.06	53
FIRE/LIFE SFTY	.06	32
OTHER MAINT/SUP	.44	56

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.16	53
ELECTRICAL	1.76	52
GAS	.21	39
FUEL OIL	.10	8
PURCH STEAM	.53	7
PURCH CH WTR		
COAL		
WATER/SEWER	.10	51
RDS/GNDS/SEC TOTAL	.48	58
RDS/GNDS TOTAL	.10	39
RDS/GNDS PAYRL	.06	4
RDS/GNDS CONTR	.06	37
RDS/GNDS OTHER	.06	26

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.43	55
SEC PAYROLL	.67	12
SEC CONTRACTS	.27	49
SEC OTHER	.03	17
ADMIN TOTAL	.89	59
PAYROLL	.39	43
MGMT FEES	.64	42
PROF FEES	.14	44
GEN OFC EXP	.06	50
OTHER ADM EXP	.07	44

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.54	59
REAL ESTATE TAX	2.18	59
BUILDING INS	.25	58
PERS PROP TAX	.09	20
OTHER TAX	.25	22
LEASING EXPENSES	.94	50
ADV/PROMOTION	.03	34
COMMISSIONS	.32	40
PROF FEES	.06	11
TENANT ALTS	.66	37
BUY-OUTS	.20	8
OTHER LEASING	.35	15

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.55	55
CLEANING	.96	15
REPAIR/MAINT	.81	49
RDS/GROUNDS	.06	4
SECURITY	.67	12
ADMINISTRATIVE	.39	43
TOTAL CONTRACTS	2.44	59
CLEANING	.96	56
REPAIR/MAINT	.85	58
RDS/GROUNDS	.06	37
SECURITY	.27	49
ADMINISTRATIVE	.66	49

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

20-29 YEARS 20-29 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	26 BLDS	8,122,240 SQ. FT.				7,772,897 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	22					12.11	12.20	8.68	14.05
RETAIL AREA	13	17.85	10.40	6.45	25.92				
OTHER AREA	6	5.97	7.46	3.14	12.21				
TOTAL RENT	23	12.12	11.76	8.56	14.01				
MISCELLANEOUS	16	.45	.38	.18	.66				
TOTAL INCOME	23	12.46	12.32	9.04	14.22				
EXPENSE									
CLEANING	26	.94	.86	.58	1.14	.97	.90	.60	1.19
REPAIR-MAINT	25	1.41	1.37	1.14	1.96	1.44	1.44	1.17	1.98
UTILITIES	26	1.97	1.93	1.57	2.21	1.99	1.93	1.74	2.21
RDS/GRNDS/SEC	24	.46	.38	.21	.54	.48	.39	.21	.57
ADMINISTRATIVE	26	.78	.73	.51	1.09	.82	.79	.52	1.12
TOTAL OPER EXP	25	5.49	5.24	4.75	6.22	5.71	5.80	4.75	6.59
FIXED EXPENSES	26	2.00	1.47	1.09	1.95	2.09	1.60	1.19	2.09
TOTAL OPER + FIX	25	7.50	6.62	5.66	8.46	7.81	7.48	6.14	8.72
LEASING EXP	24	1.02	.30	.14	1.26				
TOTAL PAYROLL	23	1.30	1.29	.72	1.83				
TOTAL CONTRACT	25	1.66	1.62	.99	1.99				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6239	23
AVG SQFT/RETAIL TENANT	1877	13
AVG SQFT/OFFICE WORKER	202	17
AVG % OFFICE OCCUPANCY	85.9	23
AVG % RETAIL OCCUPANCY	86.4	13
AVG $ RATE YR-END RENT	16.42	23
RENTABLE/GROSS SQFT	.89	18

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.97	23
PAYROLL	.56	9
CONTRACT	.64	22
SUP/MAT/MISC	.07	22
TRASH REMOVAL	.05	23
REPR/MAINT TOTAL	1.41	24
PAYROLL	.65	20
ELEVATOR	.21	24
HVAC	.22	22
ELECTRICAL	.07	20
STRUCT/ROOF	.05	9
PLUMBING	.09	17
FIRE/LIFE SFTY	.04	17
OTHER MAINT/SUP	.29	23

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.99	26
ELECTRICAL	1.52	23
GAS	.16	17
FUEL OIL	.01	3
PURCH STEAM	.39	9
PURCH CH WTR	.61	2
COAL		
WATER/SEWER	.06	23
RDS/GNDS/SEC TOTAL	.47	23
RDS/GNDS TOTAL	.13	17
RDS/GNDS PAYRL	.48	2
RDS/GNDS CONTR	.05	16
RDS/GNDS OTHER	.06	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.39	21
SEC PAYROLL	.35	7
SEC CONTRACTS	.29	18
SEC OTHER	.02	6
ADMIN TOTAL	.78	25
PAYROLL	.39	20
MGMT FEES	.26	20
PROF FEES	.08	19
GEN OFC EXP	.06	20
OTHER ADM EXP	.15	17

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.03	25
REAL ESTATE TAX	1.78	25
BUILDING INS	.23	25
PERS PROP TAX	.03	4
OTHER TAX	.06	5
LEASING EXPENSES	1.06	23
ADV/PROMOTION	.08	15
COMMISSIONS	.26	15
PROF FEES	.07	4
TENANT ALTS	1.08	15
BUY-OUTS	.13	2
OTHER LEASING	.43	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.30	23
CLEANING	.56	9
REPAIR/MAINT	.65	20
RDS/GROUNDS	.48	2
SECURITY	.35	7
ADMINISTRATIVE	.39	20
TOTAL CONTRACTS	1.66	25
CLEANING	.64	22
REPAIR/MAINT	.59	24
RDS/GROUNDS	.05	16
SECURITY	.29	18
ADMINISTRATIVE	.28	23

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

20-29 YEARS 30-39 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	9 BLDS	5,469,971 SQ. FT.				5,308,427 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					17.16	14.63	12.58	22.02
RETAIL AREA	5	26.49	14.82	6.20	49.45				
OTHER AREA									
TOTAL RENT	8	17.00	14.00	12.47	22.40				
MISCELLANEOUS	6	.42	.32	.09	.46				
TOTAL INCOME	8	17.32	14.33	12.70	23.01				
EXPENSE									
CLEANING	9	1.36	1.14	.78	1.79	1.40	1.15	.80	1.81
REPAIR-MAINT	9	1.69	1.77	1.07	2.16	1.72	1.81	1.07	2.24
UTILITIES	9	1.91	1.87	1.45	2.34	1.93	1.92	1.45	2.35
RDS/GRNDS/SEC	8	.43	.31	.24	.62	.45	.31	.25	.65
ADMINISTRATIVE	9	.89	.83	.59	1.12	.92	.83	.60	1.14
TOTAL OPER EXP	9	6.29	6.07	5.38	7.09	6.48	6.07	5.50	7.67
FIXED EXPENSES	8	2.53	1.88	1.33	3.26	2.61	2.03	1.33	3.35
TOTAL OPER+FIX	8	8.93	9.07	7.64	9.73	9.21	9.34	7.84	10.16
LEASING EXP	5	1.22	.97	.76	2.14				
TOTAL PAYROLL	9	1.43	.99	.67	1.64				
TOTAL CONTRACT	8	2.37	2.39	1.73	3.05				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	20062	9
AVG SQFT/RETAIL TENANT	5591	6
AVG SQFT/OFFICE WORKER	277	9
AVG % OFFICE OCCUPANCY	92.6	9
AVG % RETAIL OCCUPANCY	98.2	6
AVG $ RATE YR-END RENT	23.26	5
RENTABLE/GROSS SQFT	.88	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.32	8
PAYROLL	.64	4
CONTRACT	.86	8
SUP/MAT/MISC	.09	8
TRASH REMOVAL	.08	6
REPR/MAINT TOTAL	1.69	9
PAYROLL	.72	8
ELEVATOR	.27	7
HVAC	.47	7
ELECTRICAL	.10	7
STRUCT/ROOF	.42	3
PLUMBING	.03	6
FIRE/LIFE SFTY	.05	6
OTHER MAINT/SUP	.32	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.91	9
ELECTRICAL	1.42	8
GAS	.24	4
FUEL OIL		
PURCH STEAM	.48	3
PURCH CH WTR		
COAL		
WATER/SEWER	.12	8
RDS/GNDS/SEC TOTAL	.43	8
RDS/GNDS TOTAL	.18	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	3
RDS/GNDS OTHER	.13	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.39	7
SEC PAYROLL	.29	4
SEC CONTRACTS	.41	4
SEC OTHER	.02	3
ADMIN TOTAL	.89	9
PAYROLL	.47	8
MGMT FEES	.41	6
PROF FEES	.09	4
GEN OFC EXP	.06	6
OTHER ADM EXP	.16	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.53	8
REAL ESTATE TAX	2.25	8
BUILDING INS	.31	7
PERS PROP TAX		
OTHER TAX	.03	2
LEASING EXPENSES	1.22	5
ADV/PROMOTION	.03	5
COMMISSIONS	.26	3
PROF FEES	.07	4
TENANT ALTS	.98	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.43	9
CLEANING	.64	4
REPAIR/MAINT	.72	8
RDS/GROUNDS		
SECURITY	.29	4
ADMINISTRATIVE	.47	8
TOTAL CONTRACTS	2.37	8
CLEANING	.86	8
REPAIR/MAINT	1.14	7
RDS/GROUNDS	.05	3
SECURITY	.41	4
ADMINISTRATIVE	.46	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

20-29 YEARS 40-49 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	3,554,228 SQ. FT.				3,224,740 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					10.18	10.42		
RETAIL AREA	2	11.08	10.97						
OTHER AREA									
TOTAL RENT	3	18.39	11.19						
MISCELLANEOUS	2	1.23	.92						
TOTAL INCOME	3	19.23	11.34						
EXPENSE									
CLEANING	3	1.34	.99			1.40	1.05		
REPAIR-MAINT	3	2.29	2.30			2.32	2.30		
UTILITIES	3	2.40	2.16			2.40	2.16		
RDS/GRNDS/SEC	3	.63	.56			.69	.63		
ADMINISTRATIVE	3	.58	.59			.64	.67		
TOTAL OPER EXP	3	7.23	7.12			7.97	7.70		
FIXED EXPENSES	3	4.09	1.69			4.51	1.83		
TOTAL OPER+FIX	3	11.33	10.66			12.48	11.62		
LEASING EXP	2	.17	.13						
TOTAL PAYROLL	3	1.13	1.20						
TOTAL CONTRACT	3	2.75	2.49						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	58157	3
AVG SQFT/RETAIL TENANT	7506	3
AVG SQFT/OFFICE WORKER	272	3
AVG % OFFICE OCCUPANCY	93.8	3
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	14.23	2
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.34	3
PAYROLL		
CONTRACT	1.13	3
SUP/MAT/MISC	.09	3
TRASH REMOVAL	.10	3
REPR/MAINT TOTAL	2.29	3
PAYROLL	.53	3
ELEVATOR	.33	3
HVAC	.13	2
ELECTRICAL	.08	2
STRUCT/ROOF	.12	2
PLUMBING	.03	2
FIRE/LIFE SFTY	1.23	2
OTHER MAINT/SUP	.62	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.40	3
ELECTRICAL	1.78	3
GAS	.41	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	3
RDS/GNDS/SEC TOTAL	.63	3
RDS/GNDS TOTAL	.14	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.08	3
RDS/GNDS OTHER	.06	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.49	3
SEC PAYROLL	.43	3
SEC CONTRACTS		
SEC OTHER	.01	3
ADMIN TOTAL	.58	3
PAYROLL	.24	2
MGMT FEES	.45	2
PROF FEES		
GEN OFC EXP	.08	2
OTHER ADM EXP	.06	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.09	3
REAL ESTATE TAX	3.84	3
BUILDING INS	.19	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.17	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.13	3
CLEANING		
REPAIR/MAINT	.53	3
RDS/GROUNDS		
SECURITY	.43	3
ADMINISTRATIVE	.24	2
TOTAL CONTRACTS	2.75	3
CLEANING	1.13	3
REPAIR/MAINT	1.14	3
RDS/GROUNDS	.08	3
SECURITY		
ADMINISTRATIVE	.54	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

30-39 YEARS LESS THAN 5 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	17 BLDS	1,246,123 SQ. FT.				1,239,034 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					8.84	9.05	6.63	9.51
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10	9.00	9.05	6.63	10.60				
MISCELLANEOUS	7	.19	.05	.04	.13				
TOTAL INCOME	10	9.22	9.05	6.71	10.69				
EXPENSE									
CLEANING	16	1.49	1.01	.73	1.36	1.49	1.01	.73	1.36
REPAIR-MAINT	17	2.45	.70	.56	1.01	2.47	.76	.56	1.01
UTILITIES	15	2.65	1.85	1.33	2.54	2.65	1.85	1.33	2.54
RDS/GRNDS/SEC	15	1.20	.40	.09	.64	1.21	.40	.09	.64
ADMINISTRATIVE	15	.58	.42	.27	.64	.59	.42	.27	.72
TOTAL OPER EXP	15	8.38	4.53	3.41	5.64	8.38	4.53	3.41	5.64
FIXED EXPENSES	16	2.80	1.07	.82	1.60	2.82	1.07	.82	1.79
TOTAL OPER+FIX	15	11.22	5.68	4.22	6.94	11.22	5.68	4.22	6.94
LEASING EXP	9	.54	.57	.16	.94				
TOTAL PAYROLL	13	3.50	.79	.26	1.84				
TOTAL CONTRACT	15	1.30	1.20	.93	1.77				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3613	15
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	270	12
AVG % OFFICE OCCUPANCY	94.6	17
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.45	10
RENTABLE/GROSS SQFT	.98	10

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.49	15
PAYROLL	1.19	5
CONTRACT	.40	13
SUP/MAT/MISC	.12	12
TRASH REMOVAL	.06	14
REPR/MAINT TOTAL	2.46	16
PAYROLL	1.41	11
ELEVATOR	.11	11
HVAC	.19	13
ELECTRICAL	.25	11
STRUCT/ROOF	.04	9
PLUMBING	.21	11
FIRE/LIFE SFTY	.05	6
OTHER MAINT/SUP	.39	16

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.65	15
ELECTRICAL	2.38	14
GAS	.20	13
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	13
RDS/GNDS/SEC TOTAL	1.20	15
RDS/GNDS TOTAL	.41	12
RDS/GNDS PAYRL	.34	5
RDS/GNDS CONTR	.05	10
RDS/GNDS OTHER	.09	10

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.89	10
SEC PAYROLL	.95	4
SEC CONTRACTS	.05	6
SEC OTHER	.08	4
ADMIN TOTAL	.56	15
PAYROLL	.29	9
MGMT FEES	.41	6
PROF FEES	.04	6
GEN OFC EXP	.04	7
OTHER ADM EXP	.28	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.80	16
REAL ESTATE TAX	2.19	16
BUILDING INS	.26	16
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.54	9
ADV/PROMOTION	.06	5
COMMISSIONS	.22	6
PROF FEES		
TENANT ALTS	.49	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	3.50	13
CLEANING	1.19	5
REPAIR/MAINT	1.41	11
RDS/GROUNDS	.34	5
SECURITY	.95	4
ADMINISTRATIVE	.29	9
TOTAL CONTRACTS	1.30	15
CLEANING	.40	13
REPAIR/MAINT	.77	15
RDS/GROUNDS	.05	10
SECURITY	.05	5
ADMINISTRATIVE	.10	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

30-39 YEARS 5-9 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	10 BLDS	1,397,076 SQ. FT.				1,390,136 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					17.14	17.31	13.93	21.64
RETAIL AREA	2	10.02	10.14						
OTHER AREA									
TOTAL RENT	6	17.18	17.40	13.93	21.64				
MISCELLANEOUS	2	.24	.20						
TOTAL INCOME	6	17.23	17.40	14.04	21.64				
EXPENSE									
CLEANING	10	1.02	.89	.71	1.33	1.02	.89	.71	1.33
REPAIR-MAINT	10	1.18	1.35	.96	1.47	1.18	1.35	.96	1.49
UTILITIES	10	1.80	1.92	1.37	2.55	1.81	1.92	1.37	2.55
RDS/GRNDS/SEC	10	.71	.54	.04	.74	.72	.54	.04	.74
ADMINISTRATIVE	9	.65	.70	.51	1.07	.66	.70	.52	1.08
TOTAL OPER EXP	10	5.27	5.44	4.50	6.38	5.29	5.44	4.50	6.38
FIXED EXPENSES	10	1.70	1.47	.85	3.10	1.71	1.47	.85	3.10
TOTAL OPER+FIX	10	6.97	6.93	5.63	8.63	7.00	6.93	5.63	9.02
LEASING EXP	4	.52	.23	.16	1.84				
TOTAL PAYROLL	9	1.30	.82	.68	1.14				
TOTAL CONTRACT	10	1.84	2.19	1.52	3.19				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8717	7
AVG SQFT/RETAIL TENANT	1472	2
AVG SQFT/OFFICE WORKER	226	8
AVG % OFFICE OCCUPANCY	99.7	10
AVG % RETAIL OCCUPANCY	75.6	2
AVG $ RATE YR-END RENT	17.71	6
RENTABLE/GROSS SQFT	.90	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.02	10
PAYROLL	.58	2
CONTRACT	.80	9
SUP/MAT/MISC	.14	5
TRASH REMOVAL	.06	10
REPR/MAINT TOTAL	1.18	10
PAYROLL	.49	7
ELEVATOR	.16	10
HVAC	.38	10
ELECTRICAL	.09	10
STRUCT/ROOF	.03	4
PLUMBING	.08	8
FIRE/LIFE SFTY	.03	6
OTHER MAINT/SUP	.13	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.80	10
ELECTRICAL	1.31	9
GAS	.10	7
FUEL OIL		
PURCH STEAM	1.72	2
PURCH CH WTR		
COAL		
WATER/SEWER	.12	9
RDS/GNDS/SEC TOTAL	.71	10
RDS/GNDS TOTAL	.31	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.16	4
RDS/GNDS OTHER	.04	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.61	6
SEC PAYROLL	.47	2
SEC CONTRACTS	.35	8
SEC OTHER	.02	4
ADMIN TOTAL	.65	9
PAYROLL	.35	5
MGMT FEES	.61	5
PROF FEES	.09	4
GEN OFC EXP	.23	6
OTHER ADM EXP	.01	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.27	9
REAL ESTATE TAX	1.96	9
BUILDING INS	.15	9
PERS PROP TAX	.47	2
OTHER TAX	.07	5
LEASING EXPENSES	.82	4
ADV/PROMOTION		
COMMISSIONS	.34	2
PROF FEES		
TENANT ALTS	.82	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.30	9
CLEANING	.58	2
REPAIR/MAINT	.49	7
RDS/GROUNDS		
SECURITY	.47	8
ADMINISTRATIVE	.35	5
TOTAL CONTRACTS	1.84	10
CLEANING	.80	9
REPAIR/MAINT	.69	10
RDS/GROUNDS	.16	4
SECURITY	.36	8
ADMINISTRATIVE	.69	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

30-39 YEARS 10-19 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	14 BLDS	2,666,771 SQ. FT.				2,550,658 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					10.78	9.00	7.99	13.29
RETAIL AREA	3	7.54	4.14						
OTHER AREA									
TOTAL RENT	6	10.38	8.85	7.83	11.96				
MISCELLANEOUS	6	.37	.19	.01	1.02				
TOTAL INCOME	6	10.75	9.88	7.85	12.20				
EXPENSE									
CLEANING	13	1.30	.90	.56	1.93	1.33	.98	.56	2.04
REPAIR-MAINT	14	1.65	1.78	.60	2.40	1.68	1.78	.63	2.42
UTILITIES	13	1.99	1.60	1.46	2.52	2.02	1.60	1.46	2.60
RDS/GRNDS/SEC	14	.37	.28	.08	.51	.39	.30	.10	.51
ADMINISTRATIVE	12	.94	1.00	.71	1.35	1.00	1.09	.71	1.40
TOTAL OPER EXP	13	5.85	5.73	3.84	7.88	6.11	5.96	4.11	7.88
FIXED EXPENSES	13	2.67	1.29	.90	4.46	2.84	1.42	.90	4.46
TOTAL OPER+FIX	12	8.06	7.34	4.55	10.84	8.50	7.56	4.87	11.31
LEASING EXP	7	1.18	.73	.49	1.50				
TOTAL PAYROLL	10	1.41	1.24	.70	2.28				
TOTAL CONTRACT	12	2.04	1.89	1.30	2.59				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9281	11
AVG SQFT/RETAIL TENANT	2899	7
AVG SQFT/OFFICE WORKER	259	8
AVG % OFFICE OCCUPANCY	80.9	13
AVG % RETAIL OCCUPANCY	91.3	7
AVG $ RATE YR-END RENT	14.30	9
RENTABLE/GROSS SQFT	.91	9

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.29	11	**UTILITIES TOTAL**	2.06	11	SECURITY TOTAL	.41	8	**FIXED EXP TOTAL**	2.75	11	**TOTAL PAYROLL**	1.41	10
PAYROLL	.46	5	ELECTRICAL	1.84	11	SEC PAYROLL			REAL ESTATE TAX	2.47	11	CLEANING	.46	5
CONTRACT	.91	11	GAS	.11	7	SEC CONTRACTS	.40	7	BUILDING INS	.25	9	REPAIR/MAINT	.94	9
SUP/MAT/MISC	.10	9	FUEL OIL			SEC OTHER	.02	3	PERS PROP TAX	.56	2	RDS/GROUNDS		
TRASH REMOVAL	.07	10	PURCH STEAM	.36	2	**ADMIN TOTAL**	.88	10	OTHER TAX	.02	2	SECURITY		
REPR/MAINT TOTAL	1.62	12	PURCH CH WTR			PAYROLL	.49	7	**LEASING EXPENSES**	.86	5	ADMINISTRATIVE	.49	7
PAYROLL	.94	9	COAL			MGMT FEES	.53	6	ADV/PROMOTION	.07	4	**TOTAL CONTRACTS**	2.04	12
ELEVATOR	.22	12	WATER/SEWER	.06	11	PROF FEES	.26	7	COMMISSIONS	.39	5	CLEANING	.91	11
HVAC	.26	8	**RDS/GNDS/SEC TOTAL**	.40	12	GEN OFC EXP	.06	7	PROF FEES			REPAIR/MAINT	.65	12
ELECTRICAL	.26	8	RDS/GNDS TOTAL	.03	4	OTHER ADM EXP	.04	7	TENANT ALTS	.44	4	RDS/GROUNDS	.02	3
STRUCT/ROOF	.05	5	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.40	7
PLUMBING	.03	8	RDS/GNDS CONTR	.02	3				OTHER LEASING			ADMINISTRATIVE	.48	9
FIRE/LIFE SFTY	.04	8	RDS/GNDS OTHER	.02	3									
OTHER MAINT/SUP	.37	10												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

30-39 YEARS 20-29 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	2,133,859 SQ. FT.				2,033,733 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					12.72	13.38	8.96	14.16
RETAIL AREA	6	6.41	9.25	3.50	11.94				
OTHER AREA	5	2.75	4.57	.91	9.39				
TOTAL RENT	6	12.32	12.85	8.19	14.13				
MISCELLANEOUS	6	.09	.11	.06	.13				
TOTAL INCOME	6	12.41	12.95	8.28	14.25				
EXPENSE									
CLEANING	6	1.09	1.20	.65	1.33	1.11	1.22	.66	1.34
REPAIR-MAINT	6	1.57	1.43	1.33	1.99	1.60	1.45	1.34	1.99
UTILITIES	6	1.56	1.70	1.36	1.74	1.58	1.70	1.44	1.78
RDS/GRNDS/SEC	6	.84	.86	.41	.92	.88	.92	.41	1.02
ADMINISTRATIVE	6	1.00	.95	.91	.96	1.05	1.01	93	1.04
TOTAL OPER EXP	6	6.06	6.25	6.11	6.32	6.36	6.53	6.43	6.79
FIXED EXPENSES	6	1.71	1.82	1.10	1.98	1.79	1.89	1.12	2.19
TOTAL OPER+FIX	6	7.77	8.23	7.39	8.36	8.15	8.55	7.55	9.16
LEASING EXP	6	1.60	1.51	.10	2.92				
TOTAL PAYROLL	6	1.01	.55	.50	.67				
TOTAL CONTRACT	6	2.72	3.29	1.47	3.34				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4727	3
AVG SQFT/RETAIL TENANT	2300	3
AVG SQFT/OFFICE WORKER	296	2
AVG % OFFICE OCCUPANCY	75.3	3
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	15.78	6
RENTABLE/GROSS SQFT	.94	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.09	6	**UTILITIES TOTAL**	1.66	6	SECURITY TOTAL	.67	6	**FIXED EXP TOTAL**	1.71	6	**TOTAL PAYROLL**	1.01	6
PAYROLL			ELECTRICAL	.96	6	SEC PAYROLL			REAL ESTATE TAX	1.45	6	CLEANING		
CONTRACT	1.02	6	GAS	.18	2	SEC CONTRACTS	.51	6	BUILDING INS	.20	6	REPAIR/MAINT	.76	2
SUP/MAT/MISC	.04	6	FUEL OIL	.00	3	SEC OTHER	.01	5	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	5	PURCH STEAM	.46	4	**ADMIN TOTAL**	1.00	6	OTHER TAX	.07	4	SECURITY		
REPR/MAINT TOTAL	1.57	6	PURCH CH WTR	.36	3	PAYROLL	.50	6	**LEASING EXPENSES**	1.60	6	ADMINISTRATIVE	.50	6
PAYROLL	.76	2	COAL			MGMT FEES	.30	5	ADV/PROMOTION	.07	6	**TOTAL CONTRACTS**	2.72	6
ELEVATOR	.26	6	WATER/SEWER	.05	6	PROF FEES	.05	5	COMMISSIONS	.31	5	CLEANING	1.02	6
HVAC	.42	6	**RDS/GNDS/SEC TOTAL**	.84	6	GEN OFC EXP	.12	5	PROF FEES			REPAIR/MAINT	.85	6
ELECTRICAL	.09	6	RDS/GNDS TOTAL	.16	6	OTHER ADM EXP	.11	6	TENANT ALTS	1.15	6	RDS/GROUNDS	.07	6
STRUCT/ROOF	.01	4	RDS/GNDS PAYRL						BUY-OUTS	.21	2	SECURITY	.51	6
PLUMBING	.01	3	RDS/GNDS CONTR	.07	6				OTHER LEASING	.08	4	ADMINISTRATIVE	.35	5
FIRE/LIFE SFTY	.07	6	RDS/GNDS OTHER	.04	2									
OTHER MAINT/SUP	.54	5												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

50 OR MORE YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	34 BLDS	1,759,451 SQ. FT.				1,731,351 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	26					11.59	7.24	5.19	11.10
RETAIL AREA									
OTHER AREA									
TOTAL RENT	26	11.62	7.24	5.43	11.12				
MISCELLANEOUS	11	.86	.18	.06	.71				
TOTAL INCOME	27	11.58	7.49	5.62	11.00				
EXPENSE									
CLEANING	29	.82	.78	.55	1.02	.82	.78	.56	1.02
REPAIR-MAINT	34	.64	.70	.35	1.02	.64	.70	.35	1.02
UTILITIES	30	1.62	1.53	1.04	1.97	1.63	1.53	1.04	1.97
RDS/GRNDS/SEC	29	.32	.28	.14	.41	.33	.28	.14	.41
ADMINISTRATIVE	29	.64	.50	.36	.94	.65	.51	.37	.97
TOTAL OPER EXP	28	4.06	3.86	2.83	4.67	4.09	3.86	2.84	4.67
FIXED EXPENSES	30	1.84	1.16	.53	1.92	1.88	1.16	.66	1.96
TOTAL OPER+FIX	25	6.30	5.51	3.88	6.92	6.36	5.51	3.88	6.92
LEASING EXP	28	1.11	.34	.18	.77				
TOTAL PAYROLL	23	.32	.37	.20	.61				
TOTAL CONTRACT	33	1.44	1.33	.67	1.89				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3922	28
AVG SQFT/RETAIL TENANT	659	2
AVG SQFT/OFFICE WORKER	263	21
AVG % OFFICE OCCUPANCY	83.4	30
AVG % RETAIL OCCUPANCY	29.3	2
AVG $ RATE YR-END RENT	14.40	24
RENTABLE/GROSS SQFT	.94	11

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.82	27
PAYROLL	.26	6
CONTRACT	.74	23
SUP/MAT/MISC	.07	23
TRASH REMOVAL	.07	26
REPR/MAINT TOTAL	.62	32
PAYROLL	.27	17
ELEVATOR	.07	19
HVAC	.19	25
ELECTRICAL	.06	20
STRUCT/ROOF	.07	17
PLUMBING	.03	21
FIRE/LIFE SFTY	.02	13
OTHER MAINT/SUP	.19	30

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.60	29
ELECTRICAL	1.44	28
GAS	.16	17
FUEL OIL	.03	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	28
RDS/GNDS/SEC TOTAL	.31	29
RDS/GNDS TOTAL	.18	22
RDS/GNDS PAYRL	.02	3
RDS/GNDS CONTR	.13	22
RDS/GNDS OTHER	.06	15

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.20	20
SEC PAYROLL		
SEC CONTRACTS	.20	20
SEC OTHER	.01	5
ADMIN TOTAL	.63	28
PAYROLL	.33	5
MGMT FEES	.49	24
PROF FEES	.11	16
GEN OFC EXP	.06	13
OTHER ADM EXP	.09	15

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.84	29
REAL ESTATE TAX	1.63	29
BUILDING INS	.21	27
PERS PROP TAX		
OTHER TAX	.07	4
LEASING EXPENSES	1.11	28
ADV/PROMOTION	.05	17
COMMISSIONS	.33	21
PROF FEES	.07	4
TENANT ALTS	1.08	15
BUY-OUTS		
OTHER LEASING	2.83	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.32	23
CLEANING	.26	6
REPAIR/MAINT	.27	17
RDS/GROUNDS	.02	3
SECURITY		
ADMINISTRATIVE	.33	5
TOTAL CONTRACTS	1.44	33
CLEANING	.74	23
REPAIR/MAINT	.32	32
RDS/GROUNDS	.13	22
SECURITY	.20	20
ADMINISTRATIVE	.54	25

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

50 OR MORE YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	47 BLDS	5,717,[illegible]70 SQ. FT.				5,413,966 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	37					9.35	9.31	5.90	12.57
RETAIL AREA	17	19.37	14.67	9.23	30.72				
OTHER AREA	3	1.43	1.75						
TOTAL RENT	38	9.55	8.96	5.67	12.88				
MISCELLANEOUS	24	.65	.15	.03	.68				
TOTAL INCOME	38	9.92	9.12	7.01	12.88				
EXPENSE									
CLEANING	46	1.07	.76	.55	1.15	1.10	.78	.57	1.15
REPAIR-MAINT	46	1.57	1.04	.77	1.58	1.61	1.04	.82	1.87
UTILITIES	46	1.85	1.62	1.22	2.03	1.89	1.68	1.22	2.03
RDS/GRNDS/SEC	41	.70	.23	.07	.55	.74	.25	.07	.59
ADMINISTRATIVE	44	.55	.52	.36	.72	.57	.57	.38	.75
TOTAL OPER EXP	46	5.77	4.23	3.54	6.37	6.09	4.62	3.61	6.77
FIXED EXPENSES	47	2.17	1.03	.69	1.56	2.29	1.15	.72	1.74
TOTAL OPER+FIX	46	7.95	5.35	4.41	8.30	8.40	5.65	4.64	8.93
LEASING EXP	34	.88	.44	.15	1.12				
TOTAL PAYROLL	42	1.80	.67	.52	1.44				
TOTAL CONTRACT	46	1.52	1.35	1.00	2.37				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2112	36
AVG SQFT/RETAIL TENANT	2180	21
AVG SQFT/OFFICE WORKER	244	35
AVG % OFFICE OCCUPANCY	83.0	44
AVG % RETAIL OCCUPANCY	92.5	23
AVG $ RATE YR-END RENT	12.87	38
RENTABLE/GROSS SQFT	.83	23

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.06	45
PAYROLL	1.05	12
CONTRACT	.39	43
SUP/MAT/MISC	.10	37
TRASH REMOVAL	.05	38
REPR/MAINT TOTAL	1.56	46
PAYROLL	.70	38
ELEVATOR	.12	44
HVAC	.13	41
ELECTRICAL	.06	40
STRUCT/ROOF	.64	20
PLUMBING	.04	35
FIRE/LIFE SFTY	.02	25
OTHER MAINT/SUP	.19	43

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.84	46
ELECTRICAL	1.46	44
GAS	.19	27
FUEL OIL	.12	3
PURCH STEAM	.41	14
PURCH CH WTR		
COAL		
WATER/SEWER	.06	43
RDS/GNDS/SEC TOTAL	.70	40
RDS/GNDS TOTAL	.23	16
RDS/GNDS PAYRL	.15	3
RDS/GNDS CONTR	.09	15
RDS/GNDS OTHER	.05	11

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.62	31
SEC PAYROLL	.61	9
SEC CONTRACTS	.34	27
SEC OTHER	.10	12
ADMIN TOTAL	.54	43
PAYROLL	.28	24
MGMT FEES	.33	32
PROF FEES	.06	22
GEN OFC EXP	.07	31
OTHER ADM EXP	.09	31

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.38	42
REAL ESTATE TAX	1.71	42
BUILDING INS	.16	42
PERS PROP TAX	1.03	7
OTHER TAX	.03	9
LEASING EXPENSES	.93	33
ADV/PROMOTION	.03	19
COMMISSIONS	.27	27
PROF FEES	.20	10
TENANT ALTS	1.03	22
BUY-OUTS		
OTHER LEASING	.06	8

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.80	42
CLEANING	1.05	12
REPAIR/MAINT	.70	38
RDS/GROUNDS	.15	3
SECURITY	.61	9
ADMINISTRATIVE	.28	24
TOTAL CONTRACTS	1.52	46
CLEANING	.39	43
REPAIR/MAINT	.76	45
RDS/GROUNDS	.09	15
SECURITY	.34	27
ADMINISTRATIVE	.34	36

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

50 OR MORE YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	104 BLDS	18,612,834 SQ. FT.				17,166,965 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	97					12.45	10.91	7.96	14.07
RETAIL AREA	73	14.64	12.88	8.61	21.24				
OTHER AREA	20	4.60	4.15	1.26	6.00				
TOTAL RENT	99	12.44	11.02	7.90	14.18				
MISCELLANEOUS	71	.57	.21	.03	.55				
TOTAL INCOME	99	12.88	11.71	8.15	14.60				
EXPENSE									
CLEANING	102	1.19	.98	.69	1.38	1.25	1.10	.73	1.51
REPAIR-MAINT	104	1.46	1.31	.93	1.77	1.54	1.41	1.00	1.83
UTILITIES	96	1.62	1.59	1.19	1.93	1.66	1.62	1.24	1.99
RDS/GRNDS/SEC	94	.34	.31	.20	.49	.37	.33	.21	.50
ADMINISTRATIVE	102	.78	.69	.42	1.05	.85	.73	.46	1.20
TOTAL OPER EXP	96	5.23	4.91	4.12	6.27	5.68	5.56	4.48	6.51
FIXED EXPENSES	101	1.84	1.21	.77	2.42	1.99	1.38	.89	2.52
TOTAL OPER+FIX	93	7.05	6.62	5.22	8.26	7.66	7.00	5.78	9.07
LEASING EXP	87	1.14	.52	.17	1.19				
TOTAL PAYROLL	92	1.10	.96	.56	1.49				
TOTAL CONTRACT	100	2.08	1.85	1.30	2.66				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3732	100
AVG SQFT/RETAIL TENANT	2239	79
AVG SQFT/OFFICE WORKER	247	75
AVG % OFFICE OCCUPANCY	88.4	103
AVG % RETAIL OCCUPANCY	79.8	82
AVG $ RATE YR-END RENT	15.65	96
RENTABLE/GROSS SQFT	.89	63

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.17**	**97**
PAYROLL	.51	33
CONTRACT	.92	89
SUP/MAT/MISC	.06	83
TRASH REMOVAL	.07	84
REPR/MAINT TOTAL	**1.46**	**99**
PAYROLL	.64	80
ELEVATOR	.24	98
HVAC	.23	93
ELECTRICAL	.09	90
STRUCT/ROOF	.15	41
PLUMBING	.05	86
FIRE/LIFE SFTY	.03	47
OTHER MAINT/SUP	.26	98

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.61**	**96**
ELECTRICAL	1.23	91
GAS	.20	59
FUEL OIL	.12	12
PURCH STEAM	.36	35
PURCH CH WTR	.32	4
COAL		
WATER/SEWER	.10	90
RDS/GNDS/SEC TOTAL	**.34**	**90**
RDS/GNDS TOTAL	.07	31
RDS/GNDS PAYRL	.10	6
RDS/GNDS CONTR	.04	27
RDS/GNDS OTHER	.02	18

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.31	86
SEC PAYROLL	.29	31
SEC CONTRACTS	.25	70
SEC OTHER	.02	19
ADMIN TOTAL	**.79**	**98**
PAYROLL	.36	62
MGMT FEES	.47	71
PROF FEES	.11	59
GEN OFC EXP	.08	75
OTHER ADM EXP	.06	67

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.87**	**96**
REAL ESTATE TAX	1.61	96
BUILDING INS	.24	95
PERS PROP TAX	.03	14
OTHER TAX	.09	24
LEASING EXPENSES	**1.14**	**82**
ADV/PROMOTION	.07	54
COMMISSIONS	.23	58
PROF FEES	.08	19
TENANT ALTS	1.09	58
BUY-OUTS	2.23	3
OTHER LEASING	.08	12

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.10**	**92**
CLEANING	.51	33
REPAIR/MAINT	.64	80
RDS/GROUNDS	.10	6
SECURITY	.29	31
ADMINISTRATIVE	.36	62
TOTAL CONTRACTS	**2.08**	**100**
CLEANING	.92	89
REPAIR/MAINT	.98	99
RDS/GROUNDS	.04	27
SECURITY	.25	70
ADMINISTRATIVE	.49	81

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

50 OR MORE YEARS 20-29 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	36 BLDS	12,843,369 SQ. FT.				11,995,365 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	27					15.13	13.27	11.36	16.86
RETAIL AREA	21	17.66	12.76	9.84	23.31				
OTHER AREA	11	6.74	6.29	2.60	11.34				
TOTAL RENT	29	14.68	12.77	10.25	16.76				
MISCELLANEOUS	19	1.76	.34	.04	1.80				
TOTAL INCOME	29	15.81	14.75	10.31	17.81				
EXPENSE									
CLEANING	34	1.55	1.35	.86	1.80	1.59	1.36	.89	1.84
REPAIR-MAINT	36	1.84	1.48	1.07	2.13	1.89	1.55	1.12	2.14
UTILITIES	33	1.89	1.70	1.47	2.39	1.90	1.70	1.47	2.39
RDS/GRNDS/SEC	32	.33	.29	.21	.42	.35	.31	.23	.45
ADMINISTRATIVE	33	.94	.75	.43	1.12	1.01	.81	.50	1.18
TOTAL OPER EXP	32	7.06	6.07	4.47	7.61	7.49	6.62	4.94	7.71
FIXED EXPENSES	35	2.75	1.92	.86	3.13	2.94	1.99	.90	3.36
TOTAL OPER+FIX	32	9.53	7.91	5.61	10.86	10.12	8.19	5.77	11.11
LEASING EXP	20	.99	1.00	.42	1.27				
TOTAL PAYROLL	34	2.12	1.58	.91	2.86				
TOTAL CONTRACT	36	1.69	1.57	1.20	2.18				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7065	34
AVG SQFT/RETAIL TENANT	2263	26
AVG SQFT/OFFICE WORKER	256	26
AVG % OFFICE OCCUPANCY	92.0	36
AVG % RETAIL OCCUPANCY	89.8	26
AVG $ RATE YR-END RENT	17.87	31
RENTABLE/GROSS SQFT	.91	16

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.56**	**34**
PAYROLL	1.33	18
CONTRACT	.72	33
SUP/MAT/MISC	.06	31
TRASH REMOVAL	.07	31
REPR/MAINT TOTAL	**1.87**	**34**
PAYROLL	1.06	30
ELEVATOR	.26	32
HVAC	.18	29
ELECTRICAL	.07	30
STRUCT/ROOF	.21	15
PLUMBING	.04	26
FIRE/LIFE SFTY	.03	22
OTHER MAINT/SUP	.30	32

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.89**	**32**
ELECTRICAL	1.50	32
GAS	.14	22
FUEL OIL	.11	6
PURCH STEAM	.47	11
PURCH CH WTR		
COAL		
WATER/SEWER	.09	31
RDS/GNDS/SEC TOTAL	**.33**	**32**
RDS/GNDS TOTAL	.10	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	7
RDS/GNDS OTHER	.04	9

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.32	28
SEC PAYROLL	.15	14
SEC CONTRACTS	.30	22
SEC OTHER	.02	12
ADMIN TOTAL	**.92**	**31**
PAYROLL	.51	26
MGMT FEES	.39	18
PROF FEES	.09	17
GEN OFC EXP	.26	23
OTHER ADM EXP	.06	20

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.76**	**34**
REAL ESTATE TAX	2.54	34
BUILDING INS	.24	28
PERS PROP TAX	.21	2
OTHER TAX	.06	10
LEASING EXPENSES	**.89**	**30**
ADV/PROMOTION	.06	13
COMMISSIONS	.19	13
PROF FEES	.02	6
TENANT ALTS	.86	17
BUY-OUTS		
OTHER LEASING	.08	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**2.12**	**34**
CLEANING	1.33	18
REPAIR/MAINT	1.06	30
RDS/GROUNDS		
SECURITY	.15	14
ADMINISTRATIVE	.51	26
TOTAL CONTRACTS	**1.69**	**36**
CLEANING	.72	33
REPAIR/MAINT	.67	33
RDS/GROUNDS	.07	7
SECURITY	.30	22
ADMINISTRATIVE	.42	20

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

50 OR MORE YEARS 30-39 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	10 BLDS	3,866,020 SQ. FT.				3,761,940 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	8					15.73	15.90	12.91	19.22
RETAIL AREA	5	20.49	11.30	3.99	36.71				
OTHER AREA	2	19.65	20.90						
TOTAL RENT	8	15.73	15.13	12.81	18.86				
MISCELLANEOUS	6	.67	.21	.09	.28				
TOTAL INCOME	8	16.40	15.56	12.83	20.57				
EXPENSE									
CLEANING	10	1.95	1.35	1.20	1.82	1.99	1.42	1.20	1.87
REPAIR-MAINT	10	3.47	2.04	1.41	3.16	3.53	2.09	1.41	3.43
UTILITIES	9	1.93	1.81	1.17	2.51	1.94	1.81	1.18	2.51
RDS/GRNDS/SEC	9	.30	.32	.18	.38	.31	.32	.19	.43
ADMINISTRATIVE	9	.87	.88	.28	1.36	.90	.92	.28	1.43
TOTAL OPER EXP	9	6.44	6.91	4.93	7.89	6.66	7.47	4.97	8.36
FIXED EXPENSES	10	3.75	3.16	2.05	4.03	3.85	3.42	2.05	4.09
TOTAL OPER+FIX	9	9.20	10.33	6.44	11.43	9.55	11.42	6.48	11.93
LEASING EXP	9	1.61	.83	.28	2.03				
TOTAL PAYROLL	10	3.38	1.34	.61	2.09				
TOTAL CONTRACT	10	2.33	2.48	1.61	3.06				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3691	9
AVG SQFT/RETAIL TENANT	3018	7
AVG SQFT/OFFICE WORKER	268	9
AVG % OFFICE OCCUPANCY	90.8	10
AVG % RETAIL OCCUPANCY	100.0	7
AVG $ RATE YR-END RENT	18.95	9
RENTABLE/GROSS SQFT	.95	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.95	10
PAYROLL	1.64	5
CONTRACT	.76	10
SUP/MAT/MISC	.11	9
TRASH REMOVAL	.11	9
REPR/MAINT TOTAL	3.47	10
PAYROLL	2.12	10
ELEVATOR	.48	10
HVAC	.36	10
ELECTRICAL	.08	10
STRUCT/ROOF	.06	5
PLUMBING	.04	10
FIRE/LIFE SFTY	.11	7
OTHER MAINT/SUP	.28	10

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.93	9
ELECTRICAL	1.47	9
GAS	.28	7
FUEL OIL		
PURCH STEAM	.86	2
PURCH CH WTR		
COAL		
WATER/SEWER	.09	8
RDS/GNDS/SEC TOTAL	.30	9
RDS/GNDS TOTAL	.03	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.29	9
SEC PAYROLL	.15	4
SEC CONTRACTS	.22	8
SEC OTHER	.02	3
ADMIN TOTAL	.87	9
PAYROLL	.33	7
MGMT FEES	.50	6
PROF FEES	.14	7
GEN OFC EXP	.14	9
OTHER ADM EXP	.03	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.75	10
REAL ESTATE TAX	3.41	10
BUILDING INS	.33	10
PERS PROP TAX		
OTHER TAX	.03	3
LEASING EXPENSES	1.61	9
ADV/PROMOTION	.10	7
COMMISSIONS	.33	5
PROF FEES	.07	5
TENANT ALTS	1.88	7
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	3.38	10
CLEANING	1.64	5
REPAIR/MAINT	2.12	10
RDS/GROUNDS		
SECURITY	.15	4
ADMINISTRATIVE	.33	7
TOTAL CONTRACTS	2.33	10
CLEANING	.76	10
REPAIR/MAINT	1.07	10
RDS/GROUNDS	.02	2
SECURITY	.22	8
ADMINISTRATIVE	.45	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

50 OR MORE YEARS 40-49 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDR	4,020,296 SQ. FT.				3,796,026 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					17.46	16.29		
RETAIL AREA	2	15.05	50.00						
OTHER AREA									
TOTAL RENT	4	17.58	17.73	15.94	18.25				
MISCELLANEOUS	4	.90	.76	.54	1.28				
TOTAL INCOME	4	18.48	18.45	16.60	19.42				
EXPENSE									
CLEANING	4	1.79	1.70	1.64	1.89	1.83	1.75	1.68	1.92
REPAIR-MAINT	4	2.48	1.96	1.83	2.99	2.54	2.02	1.87	3.03
UTILITIES	4	2.31	1.97	1.53	2.92	2.31	1.98	1.54	2.92
RDS/GRNDS/SEC	4	.65	.43	.39	.86	.69	.44	.39	.95
ADMINISTRATIVE	4	.61	.51	.41	.81	.65	.54	.45	.83
TOTAL OPER EXP	4	7.78	6.53	6.12	9.03	8.24	6.74	6.27	9.92
FIXED EXPENSES	4	4.66	4.36	3.17	5.41	4.93	4.71	3.46	5.59
TOTAL OPER+FIX	4	12.44	11.94	10.11	13.61	13.17	12.33	10.32	14.92
LEASING EXP	3	1.61	2.54						
TOTAL PAYROLL	4	2.27	2.20	1.43	3.37				
TOTAL CONTRACT	4	2.39	2.33	1.42	2.86				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5136	4
AVG SQFT/RETAIL TENANT	2067	4
AVG SQFT/OFFICE WORKER	222	3
AVG % OFFICE OCCUPANCY	96.3	4
AVG % RETAIL OCCUPANCY	89.6	4
AVG $ RATE YR-END RENT	26.11	3
RENTABLE/GROSS SQFT	1.00	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.79	4
PAYROLL	1.46	2
CONTRACT	1.36	3
SUP/MAT/MISC	.31	3
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	2.48	4
PAYROLL	.98	4
ELEVATOR	.31	4
HVAC	.33	4
ELECTRICAL	.16	4
STRUCT/ROOF	.24	2
PLUMBING	.15	4
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.41	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.31	4
ELECTRICAL	1.90	4
GAS	.23	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	4
RDS/GNDS/SEC TOTAL	.65	4
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.02	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.62	4
SEC PAYROLL	.53	3
SEC CONTRACTS	.27	2
SEC OTHER	.10	2
ADMIN TOTAL	.61	4
PAYROLL	.32	3
MGMT FEES		
PROF FEES	.07	3
GEN OFC EXP	.06	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.66	4
REAL ESTATE TAX	4.29	4
BUILDING INS	.37	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.61	3
ADV/PROMOTION	.12	2
COMMISSIONS	.39	2
PROF FEES	.12	2
TENANT ALTS	1.48	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.27	4
CLEANING	1.46	2
REPAIR/MAINT	.98	4
RDS/GROUNDS		
SECURITY	.53	3
ADMINISTRATIVE	.32	3
TOTAL CONTRACTS	2.39	4
CLEANING	1.36	3
REPAIR/MAINT	1.09	4
RDS/GROUNDS		
SECURITY	.27	2
ADMINISTRATIVE	.29	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

50 OR MORE YEARS 50 OR MORE STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	3,709,253 SQ. FT.				3,420,343 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					18.41	10.39		
RETAIL AREA	2	25.36	29.30						
OTHER AREA									
TOTAL RENT	3	20.96	9.78						
MISCELLANEOUS	3	2.24	.19						
TOTAL INCOME	3	23.21	9.96						
EXPENSE									
CLEANING	3	2.30	2.43			2.42	2.64		
REPAIR-MAINT	3	2.25	2.02			2.37	2.02		
UTILITIES	3	2.57	2.51			2.61	2.57		
RDS/GRNDS/SEC	3	.34	.30			.36	.34		
ADMINISTRATIVE	3	.77	.62			.83	.66		
TOTAL OPER EXP	3	8.23	8.54			8.90	8.55		
FIXED EXPENSES	3	5.51	5.44			5.96	6.11		
TOTAL OPER + FIX	3	13.74	14.26			14.86	16.02		
LEASING EXP	3	1.28	1.04						
TOTAL PAYROLL	3	2.07	1.58						
TOTAL CONTRACT	3	2.61	1.65						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3721	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	139	2
AVG % OFFICE OCCUPANCY	95.5	3
AVG % RETAIL OCCUPANCY	93.4	2
AVG $ RATE YR-END RENT	30.98	3
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	2.30	3
PAYROLL		
CONTRACT	1.99	2
SUP/MAT/MISC	.11	2
TRASH REMOVAL	.18	3
REPR/MAINT TOTAL	2.25	3
PAYROLL	.98	3
ELEVATOR	.46	3
HVAC	.13	3
ELECTRICAL	.17	3
STRUCT/ROOF	.03	2
PLUMBING	.03	3
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.45	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.57	3
ELECTRICAL	2.08	3
GAS		
FUEL OIL		
PURCH STEAM	.43	3
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	.34	3
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	2
SEC PAYROLL	.24	2
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.77	3
PAYROLL	.31	3
MGMT FEES	.20	2
PROF FEES		
GEN OFC EXP	.08	3
OTHER ADM EXP	.25	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	5.51	3
REAL ESTATE TAX	5.16	3
BUILDING INS	.28	3
PERS PROP TAX		
OTHER TAX	.08	2
LEASING EXPENSES	1.28	3
ADV/PROMOTION	.07	2
COMMISSIONS	.70	2
PROF FEES		
TENANT ALTS	.86	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.07	3
CLEANING		
REPAIR/MAINT	.98	3
RDS/GROUNDS		
SECURITY	.24	2
ADMINISTRATIVE	.31	3
TOTAL CONTRACTS	2.61	3
CLEANING	1.99	2
REPAIR/MAINT	.82	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.27	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

0-9 YEARS ALL SIZES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	1174 BLDS	236,873,494 SQ. FT.				231,191,105 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	1022					15.46	13.11	9.84	16.96
RETAIL AREA	217	15.11	14.27	8.90	21.41				
OTHER AREA	65	21.49	5.82	2.59	11.29				
TOTAL RENT	1042	15.51	13.15	9.91	17.10				
MISCELLANEOUS	739	.65	.15	.04	.47				
TOTAL INCOME	1057	15.96	13.49	10.00	17.56				
EXPENSE									
CLEANING	1128	.83	.72	.59	.90	.84	.72	.59	.92
REPAIR-MAINT	1169	.90	.71	.48	.95	.92	.71	.49	.98
UTILITIES	1109	1.48	1.46	1.20	1.76	1.49	1.47	1.20	1.77
RDS/GRNDS/SEC	1124	.42	.35	.23	.49	.43	.35	.23	.51
ADMINISTRATIVE	1135	.81	.74	.54	.99	.83	.75	.55	1.00
TOTAL OPER EXP	1081	4.52	4.10	3.54	4.84	4.64	4.17	3.58	4.96
FIXED EXPENSES	1131	2.23	1.54	1.15	2.16	2.29	1.57	1.15	2.24
TOTAL OPER+FIX	1054	6.75	5.75	4.83	7.01	6.93	5.81	4.86	7.19
LEASING EXP	894	1.28	.56	.17	1.56				
TOTAL PAYROLL	901	.73	.50	.32	.72				
TOTAL CONTRACT	1085	1.76	1.69	1.34	2.11				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6857	1107
AVG SQFT/RETAIL TENANT	2632	270
AVG SQFT/OFFICE WORKER	273	863
AVG % OFFICE OCCUPANCY	86.2	1159
AVG % RETAIL OCCUPANCY	80.9	277
AVG $ RATE YR-END RENT	18.86	1033
RENTABLE/GROSS SQFT	.82	838

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.83	1035
PAYROLL	.34	229
CONTRACT	.63	1016
SUP/MAT/MISC	.07	849
TRASH REMOVAL	.06	936
REPR/MAINT TOTAL	.91	1069
PAYROLL	.36	766
ELEVATOR	.18	1009
HVAC	.13	1035
ELECTRICAL	.05	860
STRUCT/ROOF	.06	481
PLUMBING	.02	810
FIRE/LIFE SFTY	.03	616
OTHER MAINT/SUP	.20	1017

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.49	1036
ELECTRICAL	1.34	1020
GAS	.00	376
FUEL OIL	.02	97
PURCH STEAM	.23	37
PURCH CH WTR	.66	21
COAL		
WATER/SEWER	.07	909
RDS/GNDS/SEC TOTAL	.42	1040
RDS/GNDS TOTAL	.16	899
RDS/GNDS PAYRL	.09	115
RDS/GNDS CONTR	.12	872
RDS/GNDS OTHER	.06	550

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.30	869
SEC PAYROLL	.26	163
SEC CONTRACTS	.24	812
SEC OTHER	.04	290
ADMIN TOTAL	.82	1049
PAYROLL	.25	627
MGMT FEES	.50	952
PROF FEES	.08	663
GEN OFC EXP	.10	745
OTHER ADM EXP	.08	861

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.26	1030
REAL ESTATE TAX	2.03	1030
BUILDING INS	.20	1014
PERS PROP TAX	.10	207
OTHER TAX	.07	226
LEASING EXPENSES	1.33	836
ADV/PROMOTION	.07	573
COMMISSIONS	.37	624
PROF FEES	.09	262
TENANT ALTS	1.12	548
BUY-OUTS	.44	69
OTHER LEASING	.21	251

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.73	901
CLEANING	.34	229
REPAIR/MAINT	.36	766
RDS/GROUNDS	.09	115
SECURITY	.26	163
ADMINISTRATIVE	.25	627
TOTAL CONTRACTS	1.76	1085
CLEANING	.63	1016
REPAIR/MAINT	.41	1065
RDS/GROUNDS	.12	872
SECURITY	.24	812
ADMINISTRATIVE	.52	966

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

0-9 YEARS LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	223 BLDS	6,878,818 SQ. FT.				6,790,679 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	187					12.26	12.06	9.45	14.78
RETAIL AREA	12	18.35	13.53	10.93	17.76				
OTHER AREA	2	.65	.92						
TOTAL RENT	189	12.39	11.95	9.63	14.69				
MISCELLANEOUS	109	.48	.07	.02	.45				
TOTAL INCOME	193	12.56	11.95	9.71	15.45				
EXPENSE									
CLEANING	205	.76	.72	.57	.92	.76	.72	.57	.92
REPAIR-MAINT	221	.69	.61	.39	.87	.69	.62	.39	.87
UTILITIES	202	1.57	1.60	1.24	1.90	1.58	1.62	1.24	1.90
RDS/GRNDS/SEC	205	.35	.30	.19	.45	.36	.30	.19	.46
ADMINISTRATIVE	209	.71	.63	.46	.88	.72	.63	.46	.90
TOTAL OPER EXP	195	7.80	4.06	3.36	4.66	7.91	4.14	3.39	4.66
FIXED EXPENSES	213	1.54	1.39	1.06	1.88	1.56	1.40	1.08	1.89
TOTAL OPER+FIX	190	9.40	5.37	4.56	6.56	9.53	5.40	4.61	6.64
LEASING EXP	144	.88	.41	.11	1.00				
TOTAL PAYROLL	116	.47	.32	.21	.54				
TOTAL CONTRACT	209	1.69	1.65	1.28	2.11				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	547	206
AVG SQFT/RETAIL TENANT	2070	11
AVG SQFT/OFFICE WORKER	237	151
AVG % OFFICE OCCUPANCY	88.3	218
AVG % RETAIL OCCUPANCY	91.4	12
AVG $ RATE YR-END RENT	14.42	190
RENTABLE/GROSS SQFT	.83	146

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.77	194
PAYROLL	.43	24
CONTRACT	.61	188
SUP/MAT/MISC	.09	146
TRASH REMOVAL	.07	162
REPR/MAINT TOTAL	.70	201
PAYROLL	.26	99
ELEVATOR	.08	154
HVAC	.18	190
ELECTRICAL	.06	139
STRUCT/ROOF	.08	93
PLUMBING	.03	131
FIRE/LIFE SFTY	.04	79
OTHER MAINT/SUP	.24	189

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.58	193
ELECTRICAL	1.41	185
GAS	.17	96
FUEL OIL	.16	5
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	180
RDS/GNDS/SEC TOTAL	.38	193
RDS/GNDS TOTAL	.28	169
RDS/GNDS PAYRL	.10	11
RDS/GNDS CONTR	.24	165
RDS/GNDS OTHER	.11	78

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.15	115
SEC PAYROLL	.18	8
SEC CONTRACTS	.14	111
SEC OTHER	.06	27
ADMIN TOTAL	.72	197
PAYROLL	.34	45
MGMT FEES	.53	178
PROF FEES	.13	110
GEN OFC EXP	.06	94
OTHER ADM EXP	.06	103

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.64	198
REAL ESTATE TAX	1.30	198
BUILDING INS	.20	193
PERS PROP TAX	.14	15
OTHER TAX	.26	26
LEASING EXPENSES	.91	136
ADV/PROMOTION	.06	78
COMMISSIONS	.48	92
PROF FEES	.15	31
TENANT ALTS	.86	70
BUY-OUTS	.57	4
OTHER LEASING	.10	19

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.47	116
CLEANING	.43	24
REPAIR/MAINT	.26	99
RDS/GROUNDS	.10	11
SECURITY	.18	8
ADMINISTRATIVE	.34	45
TOTAL CONTRACTS	1.69	209
CLEANING	.61	188
REPAIR/MAINT	.35	198
RDS/GROUNDS	.24	165
SECURITY	.14	111
ADMINISTRATIVE	.59	184

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

0-9 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	278 BLDS	20,705,807 SQ. FT.				20,535,299 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	250					12.57	11.92	9.03	15.85
RETAIL AREA	20	15.61	14.23	9.59	21.86				
OTHER AREA	4	7.05	10.22	2.25	20.83				
TOTAL RENT	252	12.63	12.06	9.19	15.79				
MISCELLANEOUS	166	.52	.12	.03	.32				
TOTAL INCOME	256	12.97	12.53	9.19	16.09				
EXPENSE									
CLEANING	264	.71	.70	.54	.82	.71	.70	.56	.83
REPAIR-MAINT	275	.64	.59	.42	.81	.64	.60	.42	.81
UTILITIES	259	1.55	1.49	1.26	1.81	1.56	1.50	1.27	1.82
RDS/GRNDS/SEC	267	.36	.31	.19	.45	.36	.31	.19	.45
ADMINISTRATIVE	260	.79	.73	.54	.93	.79	.73	.55	.95
TOTAL OPER EXP	251	4.05	3.96	3.37	4.60	4.06	4.00	3.40	4.61
FIXED EXPENSES	267	1.53	1.33	.96	1.90	1.54	1.34	.97	1.90
TOTAL OPER+FIX	246	5.61	5.45	4.60	6.40	5.66	5.49	4.64	6.42
LEASING EXP	204	1.31	.54	.16	1.67				
TOTAL PAYROLL	192	.47	.39	.23	.60				
TOTAL CONTRACT	247	1.66	1.68	1.32	2.03				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5236	263
AVG SQFT/RETAIL TENANT	2362	24
AVG SQFT/OFFICE WORKER	250	194
AVG % OFFICE OCCUPANCY	85.4	278
AVG % RETAIL OCCUPANCY	86.1	26
AVG $ RATE YR-END RENT	15.10	250
RENTABLE/GROSS SQFT	.84	186

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.71	237	**UTILITIES TOTAL**	1.56	238	SECURITY TOTAL	.18	200	**FIXED EXP TOTAL**	1.49	233	**TOTAL PAYROLL**	.47	192
PAYROLL	.19	41	ELECTRICAL	1.42	234	SEC PAYROLL	.15	18	REAL ESTATE TAX	1.31	233	CLEANING	.19	41
CONTRACT	.58	234	GAS	.13	88	SEC CONTRACTS	.17	189	BUILDING INS	.17	229	REPAIR/MAINT	.28	160
SUP/MAT/MISC	.07	194	FUEL OIL	.11	4	SEC OTHER	.04	53	PERS PROP TAX	.24	21	RDS/GROUNDS	.04	21
TRASH REMOVAL	.05	215	PURCH STEAM	.39	4	**ADMIN TOTAL**	.80	239	OTHER TAX	.14	33	SECURITY	.15	18
REPR/MAINT TOTAL	.65	243	PURCH CH WTR			PAYROLL	.30	112	**LEASING EXPENSES**	1.38	184	ADMINISTRATIVE	.30	112
PAYROLL	.28	160	COAL			MGMT FEES	.51	232	ADV/PROMOTION	.07	128	**TOTAL CONTRACTS**	1.66	247
ELEVATOR	.07	237	WATER/SEWER	.07	230	PROF FEES	.08	137	COMMISSIONS	.51	141	CLEANING	.58	234
HVAC	.15	241	**RDS/GNDS/SEC TOTAL**	.37	238	GEN OFC EXP	.08	159	PROF FEES	.09	51	REPAIR/MAINT	.31	243
ELECTRICAL	.05	201	RDS/GNDS TOTAL	.24	210	OTHER ADM EXP	.09	150	TENANT ALTS	1.36	111	RDS/GROUNDS	.19	208
STRUCT/ROOF	.05	98	RDS/GNDS PAYRL	.04	21				BUY-OUTS	.82	10	SECURITY	.17	189
PLUMBING	.02	177	RDS/GNDS CONTR	.19	208				OTHER LEASING	.17	41	ADMINISTRATIVE	.56	232
FIRE/LIFE SFTY	.03	140	RDS/GNDS OTHER	.08	141									
OTHER MAINT/SUP	.17	231												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

0-9 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	443 BLDS	78,938,867 SQ. FT.				77,525,814 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	397					14.96	13.73	10.20	18.45
RETAIL AREA	88	18.76	15.28	9.07	28.16				
OTHER AREA	29	6.81	5.20	1.23	6.65				
TOTAL RENT	406	14.85	13.83	10.17	18.42				
MISCELLANEOUS	308	.47	.16	.04	.52				
TOTAL INCOME	413	15.11	14.20	10.16	18.57				
EXPENSE									
CLEANING	431	.80	.72	.60	.91	.81	.72	.60	.94
REPAIR-MAINT	443	.79	.71	.52	.96	.80	.71	.52	.98
UTILITIES	423	1.48	1.42	1.19	1.71	1.49	1.44	1.20	1.71
RDS/GRNDS/SEC	428	.44	.38	.25	.53	.45	.38	.26	.55
ADMINISTRATIVE	429	.86	.81	.62	1.04	.88	.82	.62	1.06
TOTAL OPER EXP	414	4.38	4.11	3.58	4.96	4.46	4.21	3.59	5.12
FIXED EXPENSES	428	1.96	1.64	1.26	2.31	2.00	1.69	1.26	2.39
TOTAL OPER+FIX	402	6.40	5.91	4.99	7.30	6.53	6.00	5.01	7.56
LEASING EXP	360	1.36	.67	.21	1.74				
TOTAL PAYROLL	379	.63	.53	.36	.72				
TOTAL CONTRACT	409	1.77	1.70	1.36	2.13				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6319	417
AVG SQFT/RETAIL TENANT	2412	104
AVG SQFT/OFFICE WORKER	271	327
AVG % OFFICE OCCUPANCY	85.6	438
AVG % RETAIL OCCUPANCY	85.2	108
AVG $ RATE YR-END RENT	17.57	389
RENTABLE/GROSS SQFT	.83	326

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.79	399	**UTILITIES TOTAL**	1.48	393	SECURITY TOTAL	.28	366	**FIXED EXP TOTAL**	1.96	399	**TOTAL PAYROLL**	.63	379
PAYROLL	.25	96	ELECTRICAL	1.36	387	SEC PAYROLL	.25	63	REAL ESTATE TAX	1.74	399	CLEANING	.25	96
CONTRACT	.64	384	GAS	.11	116	SEC CONTRACTS	.24	336	BUILDING INS	.18	383	REPAIR/MAINT	.35	318
SUP/MAT/MISC	.06	314	FUEL OIL	.03	56	SEC OTHER	.06	125	PERS PROP TAX	.05	104	RDS/GROUNDS	.10	56
TRASH REMOVAL	.06	353	PURCH STEAM	.47	6	**ADMIN TOTAL**	.87	396	OTHER TAX	.11	99	SECURITY	.25	63
REPR/MAINT TOTAL	.79	408	PURCH CH WTR	.50	8	PAYROLL	.28	287	**LEASING EXPENSES**	1.44	329	ADMINISTRATIVE	.28	287
PAYROLL	.35	318	COAL			MGMT FEES	.51	359	ADV/PROMOTION	.07	242	**TOTAL CONTRACTS**	1.77	409
ELEVATOR	.12	400	WATER/SEWER	.07	379	PROF FEES	.08	279	COMMISSIONS	.44	258	CLEANING	.64	384
HVAC	.14	394	**RDS/GNDS/SEC TOTAL**	.44	396	GEN OFC EXP	.09	318	PROF FEES	.09	121	REPAIR/MAINT	.36	408
ELECTRICAL	.05	342	RDS/GNDS TOTAL	.18	343	OTHER ADM EXP	.06	270	TENANT ALTS	1.23	238	RDS/GROUNDS	.14	328
STRUCT/ROOF	.06	180	RDS/GNDS PAYRL	.10	56				BUY-OUTS	.29	34	SECURITY	.24	336
PLUMBING	.02	312	RDS/GNDS CONTR	.14	328				OTHER LEASING	.21	117	ADMINISTRATIVE	.56	372
FIRE/LIFE SFTY	.03	254	RDS/GNDS OTHER	.07	221									
OTHER MAINT/SUP	.17	387												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

0-9 YEARS 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA*				TOTAL OFFICE RENTABLE AREA			
	147 BLDS	60,661,183 SQ. FT.				56,716,008 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	123					14.83	14.01	10.56	18.25
RETAIL AREA	61	15.22	15.52	8.35	20.49				
OTHER AREA	18	5.86	9.57	4.60	13.00				
TOTAL RENT	129	15.07	14.18	10.58	18.81				
MISCELLANEOUS	103	.52	.26	.06	.66				
TOTAL INCOME	129	15.48	14.52	11.22	19.06				
EXPENSE									
CLEANING	145	.81	.72	.61	.96	.83	.74	.61	.99
REPAIR-MAINT	147	.97	.86	.69	1.13	.99	.86	.70	1.15
UTILITIES	146	1.46	1.37	1.13	1.64	1.47	1.38	1.14	1.67
RDS/GRNDS/SEC	145	.42	.36	.28	.49	.43	.37	.29	.51
ADMINISTRATIVE	146	.82	.76	.56	1.04	.85	.79	.57	1.06
TOTAL OPER EXP	144	4.44	4.27	3.68	4.95	4.56	4.32	3.75	5.20
FIXED EXPENSES	143	2.02	1.64	1.21	2.19	2.08	1.74	1.27	2.37
TOTAL OPER+FIX	142	6.42	5.95	5.10	7.02	6.63	6.14	5.23	7.38
LEASING EXP	120	1.42	.67	.17	1.96				
TOTAL PAYROLL	137	.79	.60	.46	.93				
TOTAL CONTRACT	142	1.76	1.71	1.34	2.10				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11367	139
AVG SQFT/RETAIL TENANT	2900	76
AVG SQFT/OFFICE WORKER	283	122
AVG % OFFICE OCCUPANCY	84.9	146
AVG % RETAIL OCCUPANCY	80.6	76
AVG $ RATE YR-END RENT	19.36	134
RENTABLE/GROSS SQFT	.92	112

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.82	140
PAYROLL	.33	36
CONTRACT	.63	139
SUP/MAT/MISC	.06	125
TRASH REMOVAL	.04	135
REPR/MAINT TOTAL	.97	142
PAYROLL	.41	126
ELEVATOR	.20	142
HVAC	.11	139
ELECTRICAL	.05	130
STRUCT/ROOF	.06	70
PLUMBING	.02	123
FIRE/LIFE SFTY	.03	88
OTHER MAINT/SUP	.19	137

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.47	140
ELECTRICAL	1.32	140
GAS	.08	47
FUEL OIL	.01	25
PURCH STEAM	.24	16
PURCH CH WTR	.52	6
COAL		
WATER/SEWER	.07	138
RDS/GNDS/SEC TOTAL	.42	140
RDS/GNDS TOTAL	.13	121
RDS/GNDS PAYRL	.12	15
RDS/GNDS CONTR	.09	119
RDS/GNDS OTHER	.05	79

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.31	138
SEC PAYROLL	.29	46
SEC CONTRACTS	.24	116
SEC OTHER	.03	51
ADMIN TOTAL	.82	141
PAYROLL	.22	121
MGMT FEES	.48	122
PROF FEES	.07	95
GEN OFC EXP	.13	114
OTHER ADM EXP	.08	105

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.02	136
REAL ESTATE TAX	1.79	136
BUILDING INS	.19	136
PERS PROP TAX	.12	49
OTHER TAX	.05	45
LEASING EXPENSES	1.44	116
ADV/PROMOTION	.06	66
COMMISSIONS	.35	87
PROF FEES	.10	37
TENANT ALTS	1.26	87
BUY-OUTS	.42	14
OTHER LEASING	.23	46

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.79	137
CLEANING	.33	36
REPAIR/MAINT	.41	126
RDS/GROUNDS	.12	15
SECURITY	.29	46
ADMINISTRATIVE	.22	121
TOTAL CONTRACTS	1.76	142
CLEANING	.63	139
REPAIR/MAINT	.41	142
RDS/GROUNDS	.09	119
SECURITY	.24	116
ADMINISTRATIVE	.49	132

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

0-9 YEARS MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	67 BLDS	66,366,554 SQ. FT.				64,254,817 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	53					18.38	17.82	12.53	23.58
RETAIL AREA	35	12.81	13.23	6.42	17.81				
OTHER AREA	12	45.81	9.54	3.06	18.33				
TOTAL RENT	53	18.42	17.94	12.89	23.55				
MISCELLANEOUS	44	1.07	.30	.10	.84				
TOTAL INCOME	53	19.28	18.42	13.09	24.47				
EXPENSE									
CLEANING	67	.91	.81	.65	1.04	.93	.84	.67	1.09
REPAIR-MAINT	67	1.06	.97	.77	1.23	1.08	.98	.77	1.25
UTILITIES	64	1.44	1.40	1.12	1.67	1.46	1.42	1.13	1.72
RDS/GRNDS/SEC	65	.42	.40	.27	.48	.43	.41	.28	.48
ADMINISTRATIVE	67	.76	.67	.45	.98	.78	.69	.45	1.00
TOTAL OPER EXP	63	4.57	4.29	3.84	5.21	4.72	4.31	3.94	5.43
FIXED EXPENSES	64	3.03	2.13	1.70	3.87	3.12	2.13	1.76	4.20
TOTAL OPER+FIX	60	7.59	6.25	5.71	8.55	7.84	6.62	5.82	9.04
LEASING EXP	53	1.08	.41	.18	1.53				
TOTAL PAYROLL	62	.85	.68	.44	1.01				
TOTAL CONTRACT	62	1.78	1.67	1.39	2.20				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	23011	64
AVG SQFT/RETAIL TENANT	2649	52
AVG SQFT/OFFICE WORKER	300	57
AVG % OFFICE OCCUPANCY	88.5	66
AVG % RETAIL OCCUPANCY	78.2	55
AVG $ RATE YR-END RENT	20.79	57
RENTABLE/GROSS SQFT	.91	50

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.93	62
PAYROLL	.42	29
CONTRACT	.64	58
SUP/MAT/MISC	.08	57
TRASH REMOVAL	.06	59
REPR/MAINT TOTAL	1.07	61
PAYROLL	.42	50
ELEVATOR	.26	60
HVAC	.14	55
ELECTRICAL	.06	54
STRUCT/ROOF	.06	26
PLUMBING	.02	51
FIRE/LIFE SFTY	.03	44
OTHER MAINT/SUP	.26	57

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.47	60
ELECTRICAL	1.29	59
GAS	.05	22
FUEL OIL	.01	7
PURCH STEAM	.17	9
PURCH CH WTR	.81	5
COAL		
WATER/SEWER	.06	58
RDS/GNDS/SEC TOTAL	.43	60
RDS/GNDS TOTAL	.11	44
RDS/GNDS PAYRL	.08	11
RDS/GNDS CONTR	.09	41
RDS/GNDS OTHER	.03	22

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	59
SEC PAYROLL	.24	26
SEC CONTRACTS	.26	50
SEC OTHER	.04	31
ADMIN TOTAL	.77	61
PAYROLL	.24	54
MGMT FEES	.48	47
PROF FEES	.10	32
GEN OFC EXP	.10	49
OTHER ADM EXP	.07	40

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.07	60
REAL ESTATE TAX	2.84	59
BUILDING INS	.23	58
PERS PROP TAX	.12	14
OTHER TAX	.05	21
LEASING EXPENSES	1.00	50
ADV/PROMOTION	.10	29
COMMISSIONS	.26	37
PROF FEES	.09	18
TENANT ALTS	.78	37
BUY-OUTS	.60	6
OTHER LEASING	.21	24

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.86	62
CLEANING	.42	29
REPAIR/MAINT	.42	50
RDS/GROUNDS	.08	11
SECURITY	.24	28
ADMINISTRATIVE	.24	54
TOTAL CONTRACTS	1.78	62
CLEANING	.64	58
REPAIR/MAINT	.50	60
RDS/GROUNDS	.09	41
SECURITY	.26	50
ADMINISTRATIVE	.49	52

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

10-19 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	466 BLDS	121,587,243 SQ. FT.				116,780,823 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	411					14.34	11.72	8.84	15.50
RETAIL AREA	121	17.21	14.18	8.57	21.10				
OTHER AREA	62	20.09	9.40	5.29	27.01				
TOTAL RENT	421	14.66	11.62	8.85	15.63				
MISCELLANEOUS	306	.73	.15	.04	.55				
TOTAL INCOME	425	15.20	12.06	9.20	15.96				
EXPENSE									
CLEANING	464	1.06	.78	.62	1.04	1.09	.78	.62	1.06
REPAIR-MAINT	464	1.36	.96	.88	1.35	1.38	.96	.88	1.36
UTILITIES	460	1.90	1.80	1.46	2.18	1.92	1.81	1.49	2.19
RDS/GRNDS/SEC	447	.41	.31	.18	.49	.43	.31	.19	.51
ADMINISTRATIVE	458	.75	.57	.47	.95	.78	.69	.48	.98
TOTAL OPER EXP	442	5.53	4.81	4.02	5.75	5.76	4.91	4.09	5.95
FIXED EXPENSES	468	2.62	1.43	1.00	2.17	2.73	1.46	1.00	2.23
TOTAL OPER+FIX	436	8.13	6.29	5.25	7.89	8.48	6.43	5.35	8.17
LEASING EXP	378	.90	.46	.15	1.24				
TOTAL PAYROLL	379	.98	.64	.42	1.05				
TOTAL CONTRACT	433	1.97	1.70	1.28	2.20				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9803	439
AVG SQFT/RETAIL TENANT	3073	180
AVG SQFT/OFFICE WORKER	243	325
AVG % OFFICE OCCUPANCY	90.5	469
AVG % RETAIL OCCUPANCY	94.5	156
AVG $ RATE YR-END RENT	20.15	402
RENTABLE/GROSS SQFT	.90	330

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.07	416
PAYROLL	.47	104
CONTRACT	.80	400
SUP/MAT/MISC	.06	331
TRASH REMOVAL	.07	354
REPR/MAINT TOTAL	1.36	429
PAYROLL	.51	327
ELEVATOR	.24	384
HVAC	.20	406
ELECTRICAL	.09	355
STRUCT/ROOF	.16	216
PLUMBING	.03	322
FIRE/LIFE SFTY	.04	196
OTHER MAINT/SUP	.30	404

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.90	422
ELECTRICAL	1.62	413
GAS	.13	218
FUEL OIL	.03	37
PURCH STEAM	.42	40
PURCH CH WTR	.71	14
COAL		
WATER/SEWER	.08	404
RDS/GNDS/SEC TOTAL	.41	416
RDS/GNDS TOTAL	.11	325
RDS/GNDS PAYRL	.13	55
RDS/GNDS CONTR	.07	307
RDS/GNDS OTHER	.05	201

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	339
SEC PAYROLL	.38	73
SEC CONTRACTS	.25	298
SEC OTHER	.03	108
ADMIN TOTAL	.78	436
PAYROLL	.30	264
MGMT FEES	.41	339
PROF FEES	.09	277
GEN OFC EXP	.07	305
OTHER ADM EXP	.13	287

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.67	438
REAL ESTATE TAX	2.41	420
BUILDING INS	.22	416
PERS PROP TAX	.07	95
OTHER TAX	.12	100
LEASING EXPENSES	.97	382
ADV/PROMOTION	.06	228
COMMISSIONS	.24	283
PROF FEES	.10	98
TENANT ALTS	.83	257
BUY-OUTS	.23	14
OTHER LEASING	.13	93

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.98	379
CLEANING	.47	104
REPAIR/MAINT	.61	327
RDS/GROUNDS	.13	56
SECURITY	.38	73
ADMINISTRATIVE	.30	264
TOTAL CONTRACTS	1.97	433
CLEANING	.80	400
REPAIR/MAINT	.64	425
RDS/GROUNDS	.07	307
SECURITY	.25	298
ADMINISTRATIVE	.43	374

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

10-19 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	85 BLDS	2,325,799 SQ. FT.				2,306,863 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	78					10.70	9.89	7.27	13.23
RETAIL AREA	5	18.37	14.24	9.46	20.25				
OTHER AREA									
TOTAL RENT	80	10.71	9.71	7.29	13.11				
MISCELLANEOUS	47	.40	.13	.03	.30				
TOTAL INCOME	81	10.96	10.09	7.41	13.34				
EXPENSE									
CLEANING	82	.80	.70	.56	.88	.80	.70	.56	.88
REPAIR-MAINT	84	.89	.72	.54	1.09	.89	.72	.54	1.09
UTILITIES	84	1.92	1.71	1.37	2.23	1.93	1.71	1.37	2.23
RDS/GRNDS/SEC	76	.31	.23	.12	.36	.31	.23	.13	.36
ADMINISTRATIVE	82	.67	.54	.41	.81	.68	.54	.41	.82
TOTAL OPER EXP	80	4.57	4.24	3.37	5.40	4.60	4.24	3.42	5.40
FIXED EXPENSES	85	1.34	1.12	.75	1.66	1.25	1.12	.75	1.66
TOTAL OPER+FIX	80	5.88	5.48	4.27	6.93	5.92	5.56	4.27	6.93
LEASING EXP	66	.79	.32	.17	.76				
TOTAL PAYROLL	52	.67	.48	.32	.74				
TOTAL CONTRACT	84	1.70	1.58	1.19	1.87				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2295	81
AVG SQFT/RETAIL TENANT	1708	5
AVG SQFT/OFFICE WORKER	213	52
AVG % OFFICE OCCUPANCY	89.7	84
AVG % RETAIL OCCUPANCY	100.0	5
AVG $ RATE YR-END RENT	12.66	75
RENTABLE/GROSS SQFT	.92	80

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.80	80
PAYROLL	.69	13
CONTRACT	.61	74
SUP/MAT/MISC	.09	66
TRASH REMOVAL	.06	65
REPR/MAINT TOTAL	.90	82
PAYROLL	.39	46
ELEVATOR	.10	47
HVAC	.25	77
ELECTRICAL	.07	61
STRUCT/ROOF	.14	44
PLUMBING	.03	53
FIRE/LIFE SFTY	.02	25
OTHER MAINT/SUP	.22	71

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.92	83
ELECTRICAL	1.75	80
GAS	.22	39
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	78
RDS/GNDS/SEC TOTAL	.31	76
RDS/GNDS TOTAL	.24	60
RDS/GNDS PAYRL	.07	7
RDS/GNDS CONTR	.20	56
RDS/GNDS OTHER	.06	38

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.20	37
SEC PAYROLL	.09	4
SEC CONTRACTS	.20	29
SEC OTHER	.06	13
ADMIN TOTAL	.67	81
PAYROLL	.55	14
MGMT FEES	.49	77
PROF FEES	.10	38
GEN OFC EXP	.05	43
OTHER ADM EXP	.09	39

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.39	82
REAL ESTATE TAX	1.19	82
BUILDING INS	.18	79
PERS PROP TAX	.17	6
OTHER TAX	.09	11
LEASING EXPENSES	.79	66
ADV/PROMOTION	.08	40
COMMISSIONS	.34	44
PROF FEES	.05	13
TENANT ALTS	.84	37
BUY-OUTS		
OTHER LEASING	.07	9

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.67	52
CLEANING	.69	13
REPAIR/MAINT	.39	46
RDS/GROUNDS	.07	7
SECURITY	.09	4
ADMINISTRATIVE	.55	14
TOTAL CONTRACTS	1.70	84
CLEANING	.61	74
REPAIR/MAINT	.46	80
RDS/GROUNDS	.20	56
SECURITY	.20	33
ADMINISTRATIVE	.51	79

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

10-19 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	96 BLDS	6,840,089 SQ. FT.				6,743,129 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	96					11.77	10.50	8.42	14.96
RETAIL AREA	12	20.97	17.40	11.70	31.00				
OTHER AREA	4	23.79	23.94	14.68	2753.10				
TOTAL RENT	88	11.90	10.59	8.72	15.01				
MISCELLANEOUS	66	.31	.10	.02	.33				
TOTAL INCOME	89	12.12	10.63	9.06	15.07				
EXPENSE									
CLEANING	92	.83	.76	.61	.96	.84	.76	.61	.97
REPAIR-MAINT	94	.95	.84	.62	1.15	.96	.86	.62	1.16
UTILITIES	92	1.86	1.83	1.58	2.17	1.86	1.83	1.59	2.17
RDS/GRNDS/SEC	90	.34	.28	.18	.43	.35	.28	.19	.45
ADMINISTRATIVE	92	.78	.74	.50	1.02	.79	.77	.50	1.03
TOTAL OPER EXP	91	4.73	4.67	4.06	5.45	4.80	4.66	4.13	5.64
FIXED EXPENSES	94	1.50	1.20	.89	1.91	1.53	1.21	.92	1.91
TOTAL OPER+FIX	90	6.27	5.76	5.17	7.47	6.36	5.88	5.19	7.56
LEASING EXP	84	.89	.53	.17	1.22				
TOTAL PAYROLL	72	.73	.56	.35	.99				
TOTAL CONTRACT	96	1.73	1.75	1.40	2.10				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3211	90
AVG SQFT/RETAIL TENANT	1861	14
AVG SQFT/OFFICE WORKER	245	89
AVG % OFFICE OCCUPANCY	86.8	92
AVG % RETAIL OCCUPANCY	92.5	14
AVG $ RATE YR-END RENT	14.39	87
RENTABLE/GROSS SQFT	.90	63

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.83	91
PAYROLL	.41	17
CONTRACT	.65	77
SUP/MAT/MISC	.00	60
TRASH REMOVAL	.06	69
REPR/MAINT TOTAL	.96	86
PAYROLL	.39	62
ELEVATOR	.11	90
HVAC	.22	83
ELECTRICAL	.06	70
STRUCT/ROOF	.09	48
PLUMBING	.03	66
FIRE/LIFE SFTY	.03	36
OTHER MAINT/SUP	.22	80

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.86	86
ELECTRICAL	1.66	83
GAS	.21	44
FUEL OIL	.22	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	81
RDS/GNDS/SEC TOTAL	.33	82
RDS/GNDS TOTAL	.18	68
RDS/GNDS PAYRL	.06	13
RDS/GNDS CONTR	.14	62
RDS/GNDS OTHER	.07	44

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.18	67
SEC PAYROLL	.28	10
SEC CONTRACTS	.15	61
SEC OTHER	.04	14
ADMIN TOTAL	.78	94
PAYROLL	.41	41
MGMT FEES	.51	70
PROF FEES	.11	57
GEN OFC EXP	.05	60
OTHER ADM EXP	.07	50

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.47	96
REAL ESTATE TAX	1.28	96
BUILDING INS	.19	85
PERS PROP TAX	.09	17
OTHER TAX	.08	18
LEASING EXPENSES	.83	77
ADV/PROMOTION	.06	56
COMMISSIONS	.37	54
PROF FEES	.08	22
TENANT ALTS	.72	62
BUY-OUTS	.06	4
OTHER LEASING	.08	15

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.73	72
CLEANING	.41	17
REPAIR/MAINT	.39	62
RDS/GROUNDS	.06	13
SECURITY	.28	10
ADMINISTRATIVE	.41	41
TOTAL CONTRACTS	1.73	96
CLEANING	.65	77
REPAIR/MAINT	.45	85
RDS/GROUNDS	.14	62
SECURITY	.15	61
ADMINISTRATIVE	.54	77

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

10-19 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	169 BLDS	29,709,906 SQ. FT.				26,900,263 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	138					12.79	12.34	9.16	15.42
RETAIL AREA	50	18.00	13.78	9.75	21.04				
OTHER AREA	23	5.02	6.19	3.97	8.61				
TOTAL RENT	141	13.06	12.20	9.20	15.87				
MISCELLANEOUS	100	.43	.12	.03	.42				
TOTAL INCOME	142	13.31	12.57	9.30	16.30				
EXPENSE									
CLEANING	157	.81	.74	.60	.96	.83	.78	.60	.98
REPAIR-MAINT	159	1.10	.94	.66	1.36	1.12	.96	.69	1.38
UTILITIES	155	1.77	1.72	1.40	2.04	1.79	1.78	1.42	2.05
RDS/GRNDS/SEC	157	.41	.34	.21	.52	.43	.35	.21	.56
ADMINISTRATIVE	158	.79	.75	.53	.97	.82	.75	.53	1.02
TOTAL OPER EXP	154	4.92	4.67	3.95	5.55	5.06	4.84	4.04	5.85
FIXED EXPENSES	157	1.71	1.47	1.08	2.15	1.76	1.47	1.11	2.19
TOTAL OPER+FIX	152	6.66	6.22	5.25	7.54	6.85	6.40	5.31	7.85
LEASING EXP	126	1.20	.67	.17	1.58				
TOTAL PAYROLL	149	.83	.71	.47	1.02				
TOTAL CONTRACT	152	1.79	1.66	1.32	2.21				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6106	149
AVG SQFT/RETAIL TENANT	2251	59
AVG SQFT/OFFICE WORKER	236	115
AVG % OFFICE OCCUPANCY	88.1	157
AVG % RETAIL OCCUPANCY	95.6	61
AVG $ RATE YR-END RENT	16.31	132
RENTABLE/GROSS SQFT	.93	112

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.82	160
PAYROLL	.29	42
CONTRACT	.65	146
SUP/MAT/MISC	.06	120
TRASH REMOVAL	.05	126
REPR/MAINT TOTAL	1.11	161
PAYROLL	.45	129
ELEVATOR	.16	148
HVAC	.17	145
ELECTRICAL	.07	126
STRUCT/ROOF	.10	66
PLUMBING	.02	117
FIRE/LIFE SFTY	.05	81
OTHER MAINT/SUP	.25	147

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.78	149
ELECTRICAL	1.56	148
GAS	.12	81
FUEL OIL	.06	18
PURCH STEAM	.46	12
PURCH CH WTR	.43	6
COAL		
WATER/SEWER	.08	145
RDS/GNDS/SEC TOTAL	.41	160
RDS/GNDS TOTAL	.14	116
RDS/GNDS PAYRL	.14	24
RDS/GNDS CONTR	.09	110
RDS/GNDS OTHER	.04	79

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.32	138
SEC PAYROLL	.39	24
SEC CONTRACTS	.27	122
SEC OTHER	.06	43
ADMIN TOTAL	.79	161
PAYROLL	.32	120
MGMT FEES	.44	117
PROF FEES	.08	107
GEN OFC EXP	.07	120
OTHER ADM EXP	.07	111

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.74	146
REAL ESTATE TAX	1.48	146
BUILDING INS	.20	146
PERS PROP TAX	.09	47
OTHER TAX	.20	45
LEASING EXPENSES	1.24	130
ADV/PROMOTION	.06	83
COMMISSIONS	.34	95
PROF FEES	.17	38
TENANT ALTS	1.05	93
BUY-OUTS	.11	3
OTHER LEASING	.22	33

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.83	149
CLEANING	.29	42
REPAIR/MAINT	.45	129
RDS/GROUNDS	.14	24
SECURITY	.39	24
ADMINISTRATIVE	.32	120
TOTAL CONTRACTS	1.79	152
CLEANING	.65	146
REPAIR/MAINT	.47	150
RDS/GROUNDS	.09	110
SECURITY	.27	122
ADMINISTRATIVE	.47	130

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

10-19 YEARS 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	72 BLDS	30,797,965 SQ. FT.				29,956,211 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	64					14.14	13.13	10.06	16.52
RETAIL AREA	29	15.45	12.00	5.35	18.64				
OTHER AREA	16	19.75	6.18	4.56	20.80				
TOTAL RENT	65	14.29	13.45	10.06	17.02				
MISCELLANEOUS	52	.53	.31	.08	.76				
TOTAL INCOME	66	14.73	13.65	10.66	17.29				
EXPENSE									
CLEANING	70	1.09	.97	.70	1.33	1.10	.98	.74	1.33
REPAIR-MAINT	72	1.33	1.09	.80	1.48	1.35	1.13	.81	1.50
UTILITIES	68	1.99	1.96	1.62	2.38	2.01	1.96	1.63	2.38
RDS/GRNDS/SEC	72	.43	.37	.23	.57	.45	.38	.23	.58
ADMINISTRATIVE	71	.70	.68	.41	1.02	.72	.67	.42	1.05
TOTAL OPER EXP	66	5.55	5.40	4.51	6.18	5.72	5.61	4.77	6.44
FIXED EXPENSES	69	2.32	1.76	1.37	2.89	2.39	1.93	1.37	2.99
TOTAL OPER+FIX	64	7.85	7.69	6.11	8.99	8.06	7.99	6.22	9.16
LEASING EXP	60	.86	.42	.12	1.08				
TOTAL PAYROLL	61	.90	.64	.44	1.14				
TOTAL CONTRACT	63	2.05	1.88	1.44	2.72				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12913	68
AVG SQFT/RETAIL TENANT	2625	40
AVG SQFT/OFFICE WORKER	235	52
AVG % OFFICE OCCUPANCY	91.3	70
AVG % RETAIL OCCUPANCY	94.8	41
AVG $ RATE YR-END RENT	16.90	64
RENTABLE/GROSS SQFT	.90	54

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.09	58	**UTILITIES TOTAL**	2.02	60	SECURITY TOTAL	.38	58	**FIXED EXP TOTAL**	2.26	60	**TOTAL PAYROLL**	.90	61
PAYROLL	.46	18	ELECTRICAL	1.76	57	SEC PAYROLL	.44	16	REAL ESTATE TAX	1.97	60	CLEANING	.46	18
CONTRACT	.66	57	GAS	.17	30	SEC CONTRACTS	.26	52	BUILDING INS	.24	59	REPAIR/MAINT	.46	53
SUP/MAT/MISC	.06	46	FUEL OIL	.04	10	SEC OTHER	.02	20	PERS PROP TAX	.07	17	RDS/GROUNDS	.15	8
TRASH REMOVAL	.06	49	PURCH STEAM	.29	12	**ADMIN TOTAL**	.69	62	OTHER TAX	.22	15	SECURITY	.44	16
REPR/MAINT TOTAL	1.35	63	PURCH CH WTR	.61	4	PAYROLL	.27	49	**LEASING EXPENSES**	.97	52	ADMINISTRATIVE	.27	49
PAYROLL	.46	53	COAL			MGMT FEES	.44	43	ADV/PROMOTION	.05	32	**TOTAL CONTRACTS**	2.06	63
ELEVATOR	.25	62	WATER/SEWER	.06	56	PROF FEES	.06	46	COMMISSIONS	.21	38	CLEANING	.86	57
HVAC	.21	57	**RDS/GNDS/SEC TOTAL**	.44	63	GEN OFC EXP	.04	46	PROF FEES	.07	12	REPAIR/MAINT	.66	62
ELECTRICAL	.09	52	RDS/GNDS TOTAL	.10	48	OTHER ADM EXP	.07	45	TENANT ALTS	.88	38	RDS/GROUNDS	.06	45
STRUCT/ROOF	.16	34	RDS/GNDS PAYRL	.15	8				BUY-OUTS	.32	4	SECURITY	.26	52
PLUMBING	.02	46	RDS/GNDS CONTR	.06	45				OTHER LEASING	.07	13	ADMINISTRATIVE	.43	51
FIRE/LIFE SFTY	.07	25	RDS/GNDS OTHER	.05	25									
OTHER MAINT/SUP	.33	59												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

10-19 YEARS MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	48 BLDS	50,723,793 SQ. FT.				47,668,826 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	39					16.18	15.15	11.85	20.35
RETAIL AREA	25	17.28	15.35	8.20	23.22				
OTHER AREA	18	23.03	35.54	10.50	118.28				
TOTAL RENT	41	16.48	15.17	11.76	20.36				
MISCELLANEOUS	35	1.05	.49	.20	1.17				
TOTAL INCOME	41	17.36	15.67	12.05	21.70				
EXPENSE									
CLEANING	47	1.25	1.18	.78	1.48	1.29	1.18	.82	1.53
REPAIR-MAINT	48	1.59	1.34	1.00	1.76	1.63	1.35	1.02	1.80
UTILITIES	46	1.92	1.91	1.45	2.38	1.96	1.95	1.51	2.39
RDS/GRNDS/SEC	45	.41	.36	.21	.49	.43	.37	.23	.55
ADMINISTRATIVE	48	.75	.68	.48	.79	.80	.69	.52	.87
TOTAL OPER EXP	46	6.04	5.56	4.87	6.31	6.43	5.93	5.00	6.94
FIXED EXPENSES	47	3.57	1.91	1.33	4.61	3.81	1.92	1.45	4.84
TOTAL OPER+FIX	45	9.58	8.00	6.42	10.48	10.21	8.47	6.73	10.86
LEASING EXP	38	.77	.38	.21	.90				
TOTAL PAYROLL	41	1.17	.84	.50	1.38				
TOTAL CONTRACT	41	2.09	1.87	1.34	2.41				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	28112	44
AVG SQFT/RETAIL TENANT	4063	32
AVG SQFT/OFFICE WORKER	254	32
AVG % OFFICE OCCUPANCY	92.1	48
AVG % RETAIL OCCUPANCY	94.1	35
AVG $ RATE YR-END RENT	25.17	30
RENTABLE/GROSS SQFT	.88	38

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.27	40	**UTILITIES TOTAL**	1.92	40	SECURITY TOTAL	.39	35	**FIXED EXP TOTAL**	3.77	40	**TOTAL PAYROLL**	1.17	41
PAYROLL	.57	14	ELECTRICAL	1.58	40	SEC PAYROLL	.36	19	REAL ESTATE TAX	3.53	40	CLEANING	.57	14
CONTRACT	.90	40	GAS	.07	21	SEC CONTRACTS	.22	26	BUILDING INS	.23	41	REPAIR/MAINT	.58	36
SUP/MAT/MISC	.09	35	FUEL OIL	.01	7	SEC OTHER	.03	17	PERS PROP TAX	.03	7	RDS/GROUNDS	.12	3
TRASH REMOVAL	.08	38	PURCH STEAM	.46	15	**ADMIN TOTAL**	.78	41	OTHER TAX	.03	9	SECURITY	.36	19
REPR/MAINT TOTAL	1.63	41	PURCH CH WTR	.85	4	PAYROLL	.29	37	**LEASING EXPENSES**	.81	33	ADMINISTRATIVE	.29	37
PAYROLL	.58	36	COAL			MGMT FEES	.33	26	ADV/PROMOTION	.05	17	**TOTAL CONTRACTS**	2.09	41
ELEVATOR	.31	41	WATER/SEWER	.07	38	PROF FEES	.10	26	COMMISSIONS	.19	28	CLEANING	.90	40
HVAC	.23	37	**RDS/GNDS/SEC TOTAL**	.41	38	GEN OFC EXP	.09	33	PROF FEES	.09	13	REPAIR/MAINT	.77	41
ELECTRICAL	.12	37	RDS/GNDS TOTAL	.08	26	OTHER ADM EXP	.18	37	TENANT ALTS	.68	24	RDS/GROUNDS	.04	25
STRUCT/ROOF	.21	21	RDS/GNDS PAYRL	.12	3				BUY-OUTS	.22	3	SECURITY	.22	26
PLUMBING	.03	33	RDS/GNDS CONTR	.04	25				OTHER LEASING	.11	13	ADMINISTRATIVE	.36	31
FIRE/LIFE SFTY	.03	25	RDS/GNDS OTHER	.07	12									
OTHER MAINT/SUP	.33	40												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

20-29 YEARS ALL SIZES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	177 BLDS	38,444,867 SQ. FT.				37,759,815 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	143					13.55	12.08	8.79	16.09
RETAIL AREA	55	16.57	13.66	9.06	22.29				
OTHER AREA	24	7.49	8.81	6.33	12.02				
TOTAL RENT	149	14.34	12.34	8.81	16.33				
MISCELLANEOUS	93	.57	.15	.02	.47				
TOTAL INCOME	150	14.73	12.44	9.12	16.39				
EXPENSE									
CLEANING	171	1.29	.89	.67	1.15	1.32	.91	.68	1.22
REPAIR-MAINT	174	1.79	1.34	.92	1.99	1.83	1.37	.93	2.04
UTILITIES	167	2.15	1.92	1.52	2.26	2.17	1.93	1.52	2.26
RDS/GRNDS/SEC	164	.53	.33	.15	.60	.56	.33	.15	.62
ADMINISTRATIVE	170	.78	.75	.49	1.07	.81	.78	.50	1.17
TOTAL OPER EXP	162	6.53	5.38	4.45	6.77	6.92	5.66	4.52	7.01
FIXED EXPENSES	172	2.80	1.55	1.09	2.45	2.93	1.66	1.09	2.75
TOTAL OPER+FIX	161	9.38	7.21	5.75	9.16	9.81	7.48	5.80	9.75
LEASING EXP	131	.79	.43	.15	1.15				
TOTAL PAYROLL	149	1.38	.96	.64	1.43				
TOTAL CONTRACT	166	2.27	1.90	1.38	2.71				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7960	156
AVG SQFT/RETAIL TENANT	3453	66
AVG SQFT/OFFICE WORKER	242	119
AVG % OFFICE OCCUPANCY	91.2	164
AVG % RETAIL OCCUPANCY	94.1	66
AVG $ RATE YR-END RENT	19.34	139
RENTABLE/GROSS SQFT	.91	116

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.30	160
PAYROLL	.61	51
CONTRACT	.95	153
SUP/MAT/MISC	.08	142
TRASH REMOVAL	.09	148
REPR/MAINT TOTAL	1.77	164
PAYROLL	.70	134
ELEVATOR	.24	150
HVAC	.27	151
ELECTRICAL	.13	138
STRUCT/ROOF	.14	85
PLUMBING	.06	127
FIRE/LIFE SFTY	.14	95
OTHER MAINT/SUP	.41	152

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.16	169
ELECTRICAL	1.69	155
GAS	.22	114
FUEL OIL	.14	24
PURCH STEAM	.52	27
PURCH CH WTR	.76	4
COAL		
WATER/SEWER	.10	150
RDS/GNDS/SEC TOTAL	.54	157
RDS/GNDS TOTAL	.12	113
RDS/GNDS PAYRL	.17	17
RDS/GNDS CONTR	.06	107
RDS/GNDS OTHER	.06	72

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.47	131
SEC PAYROLL	.50	38
SEC CONTRACTS	.28	114
SEC OTHER	.05	39
ADMIN TOTAL	.79	162
PAYROLL	.36	110
MGMT FEES	.47	118
PROF FEES	.11	101
GEN OFC EXP	.07	115
OTHER ADM EXP	.11	113

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.82	164
REAL ESTATE TAX	2.54	164
BUILDING INS	.23	159
PERS PROP TAX	.12	31
OTHER TAX	.15	48
LEASING EXPENSES	.82	124
ADV/PROMOTION	.05	80
COMMISSIONS	.27	68
PROF FEES	.10	26
TENANT ALTS	.75	88
BUY-OUTS	.17	6
OTHER LEASING	.28	31

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.38	149
CLEANING	.61	51
REPAIR/MAINT	.70	134
RDS/GROUNDS	.17	17
SECURITY	.50	38
ADMINISTRATIVE	.36	110
TOTAL CONTRACTS	2.27	166
CLEANING	.95	153
REPAIR/MAINT	.82	159
RDS/GROUNDS	.06	107
SECURITY	.28	114
ADMINISTRATIVE	.47	131

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

20-29 YEARS LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	27 BLDS	796,875 SQ. FT.				787,819 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	24					11.54	9.86	6.60	13.59
RETAIL AREA	2	7.99	9.97						
OTHER AREA									
TOTAL RENT	24	11.54	10.02	6.60	13.59				
MISCELLANEOUS	6	.83	.11	.04	.34				
TOTAL INCOME	25	11.54	10.24	6.61	13.63				
EXPENSE									
CLEANING	24	.75	.70	.49	.91	.76	.70	.49	.91
REPAIR-MAINT	27	1.20	.93	.63	1.26	1.21	.93	.63	1.32
UTILITIES	26	1.90	1.68	1.33	2.16	1.92	1.68	1.33	2.16
RDS/GRNDS/SEC	22	.37	.23	.13	.43	.37	.24	.13	.43
ADMINISTRATIVE	22	.72	.57	.35	.86	.73	.57	.38	.89
TOTAL OPER EXP	24	4.82	4.56	3.19	5.48	4.87	4.69	3.19	5.48
FIXED EXPENSES	25	1.50	.98	.79	1.71	1.51	.98	.80	1.71
TOTAL OPER+FIX	24	6.33	5.83	4.15	6.88	6.40	5.83	4.54	6.88
LEASING EXP	18	1.31	1.40	.42	2.62				
TOTAL PAYROLL	16	.80	.63	.29	1.37				
TOTAL CONTRACT	26	1.75	1.49	1.02	2.44				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1814	23
AVG SQFT/RETAIL TENANT	2685	2
AVG SQFT/OFFICE WORKER	233	15
AVG % OFFICE OCCUPANCY	89.4	24
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	13.10	23
RENTABLE/GROSS SQFT	.91	14

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.76	23
PAYROLL	.70	3
CONTRACT	.61	21
SUP/MAT/MISC	.07	17
TRASH REMOVAL	.05	20
REPR/MAINT TOTAL	1.23	26
PAYROLL	.49	15
ELEVATOR	.19	17
HVAC	.35	23
ELECTRICAL	.12	15
STRUCT/ROOF	.11	8
PLUMBING	.11	14
FIRE/LIFE SFTY	.02	11
OTHER MAINT/SUP	.31	21

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.89	26
ELECTRICAL	1.57	25
GAS	.25	21
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	25
RDS/GNDS/SEC TOTAL	.37	22
RDS/GNDS TOTAL	.25	15
RDS/GNDS PAYRL	.13	2
RDS/GNDS CONTR	.21	14
RDS/GNDS OTHER	.09	10

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.17	12
SEC PAYROLL		
SEC CONTRACTS	.15	11
SEC OTHER	.01	3
ADMIN TOTAL	.72	21
PAYROLL	.39	6
MGMT FEES	.51	19
PROF FEES	.08	9
GEN OFC EXP	.07	9
OTHER ADM EXP	.07	10

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.48	24
REAL ESTATE TAX	1.20	24
BUILDING INS	.25	23
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.22	17
ADV/PROMOTION	.04	9
COMMISSIONS	.56	12
PROF FEES		
TENANT ALTS	.89	12
BUY-OUTS		
OTHER LEASING	.59	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.80	16
CLEANING	.70	3
REPAIR/MAINT	.49	15
RDS/GROUNDS	.13	2
SECURITY		
ADMINISTRATIVE	.39	6
TOTAL CONTRACTS	1.75	26
CLEANING	.61	21
REPAIR/MAINT	.65	25
RDS/GROUNDS	.21	14
SECURITY	.15	11
ADMINISTRATIVE	.56	19

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

20-29 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	34 BLDS	2,496,422 SQ. FT.				2,480,117 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	26					12.05	11.43	8.93	15.27
RETAIL AREA	3	16.33	16.27						
OTHER AREA	3	4.82	8.43						
TOTAL RENT	28	12.68	12.01	9.09	15.97				
MISCELLANEOUS	18	.38	.03	.01	.44				
TOTAL INCOME	28	12.94	12.01	9.27	15.98				
EXPENSE									
CLEANING	33	.94	.85	.60	1.13	.95	.85	.60	1.14
REPAIR-MAINT	33	1.23	1.21	.74	1.70	1.25	1.21	.74	1.72
UTILITIES	33	1.95	1.80	1.47	2.18	1.98	1.80	1.47	2.23
RDS/GRNDS/SEC	30	.35	.23	.08	.53	.35	.25	.08	.53
ADMINISTRATIVE	33	.87	.76	.47	1.07	.89	.77	.47	1.07
TOTAL OPER EXP	32	5.32	4.94	3.87	6.31	5.39	4.94	3.87	6.73
FIXED EXPENSES	33	1.83	1.44	1.02	2.06	1.86	1.44	1.02	2.14
TOTAL OPER+FIX	32	7.16	6.41	5.14	8.39	7.26	6.41	5.14	9.06
LEASING EXP	21	.53	.38	.08	.73				
TOTAL PAYROLL	27	1.04	.88	.54	1.13				
TOTAL CONTRACT	30	1.97	1.81	1.35	2.18				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3273	30
AVG SQFT/RETAIL TENANT	1604	6
AVG SQFT/OFFICE WORKER	224	26
AVG % OFFICE OCCUPANCY	89.3	30
AVG % RETAIL OCCUPANCY	85.6	6
AVG $ RATE YR-END RENT	16.18	29
RENTABLE/GROSS SQFT	.94	20

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.96	30
PAYROLL	.70	10
CONTRACT	.62	29
SUP/MAT/MISC	.07	24
TRASH REMOVAL	.05	26
REPR/MAINT TOTAL	1.22	28
PAYROLL	.54	23
ELEVATOR	.17	28
HVAC	.24	28
ELECTRICAL	.06	27
STRUCT/ROOF	.08	18
PLUMBING	.05	24
FIRE/LIFE SFTY	.01	15
OTHER MAINT/SUP	.18	27

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.90	30
ELECTRICAL	1.52	29
GAS	.16	22
FUEL OIL	.32	4
PURCH STEAM	.40	3
PURCH CH WTR		
COAL		
WATER/SEWER	.16	26
RDS/GNDS/SEC TOTAL	.33	27
RDS/GNDS TOTAL	.11	17
RDS/GNDS PAYRL	.15	2
RDS/GNDS CONTR	.09	17
RDS/GNDS OTHER	.03	12

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	20
SEC PAYROLL	.28	5
SEC CONTRACTS	.28	19
SEC OTHER	.03	3
ADMIN TOTAL	.89	30
PAYROLL	.30	16
MGMT FEES	.56	24
PROF FEES	.18	17
GEN OFC EXP	.08	19
OTHER ADM EXP	.11	20

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.81	30
REAL ESTATE TAX	1.59	30
BUILDING INS	.19	30
PERS PROP TAX	.00	4
OTHER TAX	~~.40~~	10
LEASING EXPENSES	.67	19
ADV/PROMOTION	.04	15
COMMISSIONS	.18	15
PROF FEES	.42	7
TENANT ALTS	.35	11
BUY-OUTS		
OTHER LEASING	.05	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.04	27
CLEANING	.70	10
REPAIR/MAINT	.54	23
RDS/GROUNDS	.15	2
SECURITY	.28	5
ADMINISTRATIVE	.38	16
TOTAL CONTRACTS	1.97	30
CLEANING	.62	29
REPAIR/MAINT	.59	28
RDS/GROUNDS	.09	17
SECURITY	.28	19
ADMINISTRATIVE	.68	25

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

20-29 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	79 BLDS	14,893,409 SQ. FT.				13,937,186 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	65					14.12	13.68	9.30	18.34
RETAIL AREA	34	17.51	16.30	11.04	23.48				
OTHER AREA	14	8.46	9.82	6.37	11.82				
TOTAL RENT	67	14.01	13.70	8.89	18.15				
MISCELLANEOUS	47	.37	.10	.02	.43				
TOTAL INCOME	67	14.27	13.97	9.13	18.16				
EXPENSE									
CLEANING	77	1.09	.93	.72	1.14	1.12	.96	.76	1.20
REPAIR-MAINT	77	1.60	1.44	1.13	2.04	1.65	1.49	1.15	2.09
UTILITIES	72	2.02	1.93	1.55	2.33	2.04	1.93	1.61	2.33
RDS/GRNDS/SEC	77	.45	.29	.13	.62	.48	.31	.13	.63
ADMINISTRATIVE	78	.90	.93	.54	1.19	.95	.97	.59	1.28
TOTAL OPER EXP	70	6.10	5.72	4.56	7.04	6.43	6.03	4.84	7.53
FIXED EXPENSES	78	2.22	1.71	1.18	2.84	2.34	1.79	1.23	2.94
TOTAL OPER+FIX	70	8.31	7.68	6.18	9.22	8.76	8.31	6.40	9.90
LEASING EXP	66	.67	.38	.14	1.20				
TOTAL PAYROLL	73	1.26	.98	.69	1.37				
TOTAL CONTRACT	77	2.25	2.01	1.48	2.90				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5922	72
AVG SQFT/RETAIL TENANT	326	40
AVG SQFT/OFFICE WORKER	235	48
AVG % OFFICE OCCUPANCY	90.2	75
AVG % RETAIL OCCUPANCY	94.2	40
AVG $ RATE YR-END RENT	17.54	60
RENTABLE/GROSS SQFT	.92	59

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.11	74
PAYROLL	.66	22
CONTRACT	.82	72
SUP/MAT/MISC	.06	68
TRASH REMOVAL	.05	72
REPR/MAINT TOTAL	1.61	76
PAYROLL	.74	67
ELEVATOR	.20	74
HVAC	.26	71
ELECTRICAL	.10	68
STRUCT/ROOF	.16	43
PLUMBING	.05	63
FIRE/LIFE SFTY	.05	46
OTHER MAINT/SUP	.27	72

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.02	71
ELECTRICAL	1.64	70
GAS	.20	50
FUEL OIL	.14	14
PURCH STEAM	.46	11
PURCH CH WTR		
COAL		
WATER/SEWER	.11	69
RDS/GNDS/SEC TOTAL	.45	76
RDS/GNDS TOTAL	.14	57
RDS/GNDS PAYRL	.21	6
RDS/GNDS CONTR	.07	55
RDS/GNDS OTHER	.08	37

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.36	71
SEC PAYROLL	.35	15
SEC CONTRACTS	.29	65
SEC OTHER	.11	18
ADMIN TOTAL	.90	77
PAYROLL	.35	61
MGMT FEES	.58	58
PROF FEES	.10	60
GEN OFC EXP	.07	64
OTHER ADM EXP	.08	58

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.23	77
REAL ESTATE TAX	1.88	77
BUILDING INS	.25	76
PERS PROP TAX	.08	23
OTHER TAX	.21	28
LEASING EXPENSES	.66	66
ADV/PROMOTION	.04	43
COMMISSIONS	.30	47
PROF FEES	.04	14
TENANT ALTS	.69	49
BUY-OUTS	.16	5
OTHER LEASING	.29	18

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.26	73
CLEANING	.66	22
REPAIR/MAINT	.74	67
RDS/GROUNDS	.21	6
SECURITY	.35	15
ADMINISTRATIVE	.35	61
TOTAL CONTRACTS	2.25	77
CLEANING	.82	72
REPAIR/MAINT	.71	75
RDS/GROUNDS	.07	56
SECURITY	.29	65
ADMINISTRATIVE	.59	66

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

20-29 YEARS 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	25 BLDS	10,252,749 SQ. FT.				9,862,018 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	19					12.82	13.45	10.41	14.44
RETAIL AREA	11	14.06	8.73	6.45	13.66				
OTHER AREA	6	7.01	8.39	6.30	12.21				
TOTAL RENT	19	12.82	13.24	10.48	14.29				
MISCELLANEOUS	15	.33	.21	.07	.46				
TOTAL INCOME	19	13.06	13.24	10.59	14.42				
EXPENSE									
CLEANING	25	1.20	.89	.73	1.49	1.22	.97	.73	1.55
REPAIR-MAINT	25	1.71	1.22	.94	2.04	1.74	1.22	.96	2.08
UTILITIES	24	2.11	2.00	1.64	2.27	2.13	2.06	1.65	2.28
RDS/GRNDS/SEC	24	.56	.43	.27	.89	.58	.46	.27	.91
ADMINISTRATIVE	25	.73	.68	.50	.95	.75	.69	.53	.97
TOTAL OPER EXP	24	6.14	5.73	4.74	6.76	6.33	6.03	4.74	6.82
FIXED EXPENSES	25	2.24	1.74	1.22	2.48	2.30	1.79	1.22	2.54
TOTAL OPER+FIX	24	8.39	7.73	5.96	9.42	8.65	8.19	6.06	9.66
LEASING EXP	20	1.12	.65	.25	1.57				
TOTAL PAYROLL	23	1.41	1.24	.72	1.83				
TOTAL CONTRACT	23	1.93	1.88	1.32	2.17				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6970	22
AVG SQFT/RETAIL TENANT	2296	13
AVG SQFT/OFFICE WORKER	210	19
AVG % OFFICE OCCUPANCY	88.6	23
AVG % RETAIL OCCUPANCY	87.0	13
AVG $ RATE YR-END RENT	17.37	20
RENTABLE/GROSS SQFT	.91	19

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.21	23
PAYROLL	.46	12
CONTRACT	.85	22
SUP/MAT/MISC	.09	23
TRASH REMOVAL	.07	21
REPR/MAINT TOTAL	1.75	23
PAYROLL	.68	20
ELEVATOR	.21	22
HVAC	.24	21
ELECTRICAL	.16	20
STRUCT/ROOF	.04	10
PLUMBING	.05	18
FIRE/LIFE SFTY	.04	17
OTHER MAINT/SUP	.52	23

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.14	22
ELECTRICAL	1.69	21
GAS	.24	16
FUEL OIL	.04	4
PURCH STEAM	.34	8
PURCH CH WTR	.61	2
COAL		
WATER/SEWER	.08	21
RDS/GNDS/SEC TOTAL	.56	22
RDS/GNDS TOTAL	.12	17
RDS/GNDS PAYRL	.20	5
RDS/GNDS CONTR	.05	15
RDS/GNDS OTHER	.06	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.54	19
SEC PAYROLL	.45	10
SEC CONTRACTS	.37	15
SEC OTHER	.03	8
ADMIN TOTAL	.72	23
PAYROLL	.38	20
MGMT FEES	.30	12
PROF FEES	.11	12
GEN OFC EXP	.07	18
OTHER ADM EXP	.12	18

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.32	23
REAL ESTATE TAX	2.11	23
BUILDING INS	.21	22
PERS PROP TAX	.03	2
OTHER TAX	.04	7
LEASING EXPENSES	1.20	18
ADV/PROMOTION	.07	11
COMMISSIONS	.30	12
PROF FEES	.12	3
TENANT ALTS	1.10	14
BUY-OUTS		
OTHER LEASING	.31	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.41	23
CLEANING	.46	12
REPAIR/MAINT	.68	20
RDS/GROUNDS	.20	5
SECURITY	.45	10
ADMINISTRATIVE	.38	20
TOTAL CONTRACTS	1.93	23
CLEANING	.85	22
REPAIR/MAINT	.67	22
RDS/GROUNDS	.05	15
SECURITY	.37	15
ADMINISTRATIVE	.33	15

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

20-29 YEARS MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	11,185,971 SQ. FT.				10,590,932 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					13.99	14.63	10.46	18.37
RETAIL AREA	5	18.06	11.11	7.12	48.66				
OTHER AREA									
TOTAL RENT	10	16.41	15.73	11.19	21.02				
MISCELLANEOUS	7	1.06	.70	.32	1.40				
TOTAL INCOME	10	17.10	17.07	11.34	22.15				
EXPENSE									
CLEANING	11	1.74	1.62	.94	1.79	1.78	1.62	.98	1.87
REPAIR-MAINT	11	2.27	2.30	1.64	2.79	2.30	2.33	1.66	2.81
UTILITIES	11	2.41	2.16	2.06	2.54	2.43	2.16	2.06	2.59
RDS/GRNDS/SEC	10	.66	.55	.39	.93	.70	.62	.39	1.02
ADMINISTRATIVE	11	.66	.57	.47	.75	.70	.57	.46	.76
TOTAL OPER EXP	11	7.73	7.55	6.15	8.73	8.16	7.70	6.54	9.30
FIXED EXPENSES	10	4.48	3.80	1.82	5.71	4.74	3.84	[illegible]	6.91
TOTAL OPER+FIX	10	12.35	10.51	9.49	13.23	13.07	11.02	9.97	14.83
LEASING EXP	5	.22	.23	.03	.49				
TOTAL PAYROLL	10	1.62	1.29	.81	1.95				
TOTAL CONTRACT	9	2.76	2.49	1.39	3.70				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	49080	10
AVG SQFT/RETAIL TENANT	7841	7
AVG SQFT/OFFICE WORKER	286	10
AVG % OFFICE OCCUPANCY	95.2	11
AVG % RETAIL OCCUPANCY	100.0	7
AVG $ RATE YR-END RENT	26.83	8
RENTABLE/GROSS SQFT	.87	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.78	9
PAYROLL	.75	4
CONTRACT	1.37	8
SUP/MAT/MISC	.09	9
TRASH REMOVAL	.18	7
REPR/MAINT TOTAL	2.18	10
PAYROLL	.71	9
ELEVATOR	.38	8
HVAC	.35	7
ELECTRICAL	.17	7
STRUCT/ROOF	.21	5
PLUMBING	.06	7
FIRE/LIFE SFTY	.39	6
OTHER MAINT/SUP	.54	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.48	10
ELECTRICAL	1.81	9
GAS	.24	4
FUEL OIL		
PURCH STEAM	.66	5
PURCH CH WTR		
COAL		
WATER/SEWER	.11	9
RDS/GNDS/SEC TOTAL	.69	9
RDS/GNDS TOTAL	.11	6
RDS/GNDS PAYRL	.09	2
RDS/GNDS CONTR	.05	5
RDS/GNDS OTHER	.05	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.61	9
SEC PAYROLL	.59	7
SEC CONTRACTS	.18	4
SEC OTHER	.03	7
ADMIN TOTAL	.67	10
PAYROLL	.37	7
MGMT FEES	.37	4
PROF FEES	.10	3
GEN OFC EXP	.09	5
OTHER ADM EXP	.14	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.54	9
REAL ESTATE TAX	4.31	9
BUILDING INS	.23	7
PERS PROP TAX		
OTHER TAX	.01	2
LEASING EXPENSES	.17	4
ADV/PROMOTION	.03	2
COMMISSIONS		
PROF FEES		
TENANT ALTS	.31	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.62	10
CLEANING	.75	4
REPAIR/MAINT	.71	9
RDS/GROUNDS	.09	2
SECURITY	.59	7
ADMINISTRATIVE	.37	7
TOTAL CONTRACTS	2.76	9
CLEANING	1.37	8
REPAIR/MAINT	1.23	8
RDS/GROUNDS	.05	5
SECURITY	.18	4
ADMINISTRATIVE	.31	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

30-39 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	50 BLDS	10,414,166 SQ. FT.				9,977,576 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	30					14.80	10.54	7.99	14.18
RETAIL AREA	13	10.41	9.70	3.82	14.04				
OTHER AREA	8	3.15	4.26	1.28	6.14				
TOTAL RENT	30	14.45	10.90	7.83	14.33				
MISCELLANEOUS	23	.24	.12	.05	.24				
TOTAL INCOME	30	14.67	11.07	7.85	14.33				
EXPENSE									
CLEANING	48	1.39	1.02	.69	1.44	1.42	1.04	.69	1.44
REPAIR-MAINT	50	1.62	1.30	.63	1.79	1.65	1.30	.70	1.80
UTILITIES	47	1.98	1.72	1.37	2.54	2.01	1.73	1.41	2.54
RDS/GRNDS/SEC	43	.65	.40	.11	.71	.67	.40	.12	.72
ADMINISTRATIVE	45	.74	.70	.41	1.00	.78	.78	.42	1.07
TOTAL OPER EXP	47	6.26	5.57	3.96	6.42	6.53	5.62	4.16	6.58
FIXED EXPENSES	46	2.67	1.35	.86	2.43	2.79	1.45	.87	2.53
TOTAL OPER + FIX	46	8.88	7.06	4.65	8.63	9.25	7.20	4.91	9.29
LEASING EXP	28	.92	.54	.12	1.31				
TOTAL PAYROLL	40	1.42	.82	.59	1.68				
TOTAL CONTRACT	45	2.36	1.82	1.25	3.11				

OCCUPANCY INFO.	AVERAGE	BLDS
AVG SQFT/OFFICE TENANT	8710	38
AVG SQFT/RETAIL TENANT	2376	14
AVG SQFT/OFFICE WORKER	257	30
AVG % OFFICE OCCUPANCY	89.4	46
AVG % RETAIL OCCUPANCY	80.2	15
AVG $ RATE YR-END RENT	19.27	33
RENTABLE/GROSS SQFT	.93	32

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.35	44
PAYROLL	.66	13
CONTRACT	1.05	41
SUP/MAT/MISC	.08	33
TRASH REMOVAL	.06	41
REPR/MAINT TOTAL	1.64	48
PAYROLL	.84	30
ELEVATOR	.20	41
HVAC	.41	39
ELECTRICAL	.17	37
STRUCT/ROOF	.02	24
PLUMBING	.06	32
FIRE/LIFE SFTY	.05	28
OTHER MAINT/SUP	.35	42

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.93	44
ELECTRICAL	1.52	42
GAS	.16	30
FUEL OIL	.03	7
PURCH STEAM	.55	10
PURCH CH WTR	.38	3
COAL		
WATER/SEWER	.08	41
RDS/GNDS/SEC TOTAL	.89	45
RDS/GNDS TOTAL	.18	27
RDS/GNDS PAYRL	.29	8
RDS/GNDS CONTR	.06	24
RDS/GNDS OTHER	.05	19

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.61	34
SEC PAYROLL	.70	9
SEC CONTRACTS	.39	30
SEC OTHER	.03	16
ADMIN TOTAL	.73	42
PAYROLL	.39	29
MGMT FEES	.29	24
PROF FEES	.09	26
GEN OFC EXP	.09	27
OTHER ADM EXP	.09	24

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.48	44
REAL ESTATE TAX	2.21	44
BUILDING INS	.20	41
PERS PROP TAX	.47	6
OTHER TAX	.06	11
LEASING EXPENSES	.95	25
ADV/PROMOTION	.05	17
COMMISSIONS	.33	18
PROF FEES	.06	3
TENANT ALTS	.99	17
BUY-OUTS	.22	3
OTHER LEASING	.06	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.42	40
CLEANING	.66	13
REPAIR/MAINT	.84	30
RDS/GROUNDS	.29	8
SECURITY	.70	9
ADMINISTRATIVE	.39	29
TOTAL CONTRACTS	2.36	45
CLEANING	1.05	41
REPAIR/MAINT	.83	45
RDS/GROUNDS	.06	24
SECURITY	.39	30
ADMINISTRATIVE	.30	31

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

30-39 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS	363,880 SQ. FT.				354,891 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	12					9.44	9.05	6.91	10.36
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12	9.62	9.05	6.91	10.90				
MISCELLANEOUS	8	.17	.07	.04	.14				
TOTAL INCOME	12	9.73	9.05	6.96	10.96				
EXPENSE									
CLEANING	14	.96	.93	.62	1.25	.96	.93	.62	1.25
REPAIR-MAINT	15	.82	.70	.58	.95	.84	.76	.58	.95
UTILITIES	14	1.88	1.77	1.24	2.00	1.88	1.77	1.24	2.00
RDS/GRNDS/SEC	14	.21	.11	.03	.48	.22	.12	.03	.48
ADMINISTRATIVE	13	.57	.44	.30	.71	.59	.44	.30	.79
TOTAL OPER EXP	14	4.42	4.06	3.39	5.37	4.42	4.06	3.39	5.37
FIXED EXPENSES	15	1.07	.89	.82	1.15	1.10	.89	.82	1.15
TOTAL OPER + FIX	14	5.41	5.12	4.20	6.22	5.41	5.12	4.20	6.22
LEASING EXP	10	.86	.58	.29	.98				
TOTAL PAYROLL	11	.82	.68	.28	1.16				
TOTAL CONTRACT	13	1.32	1.52	.98	1.77				

OCCUPANCY INFO.	AVERAGE	BLDS
AVG SQFT/OFFICE TENANT	2309	14
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	212	9
AVG % OFFICE OCCUPANCY	90.8	15
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.26	12
RENTABLE/GROSS SQFT	.90	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.96	13
PAYROLL	.86	2
CONTRACT	.81	11
SUP/MAT/MISC	.09	10
TRASH REMOVAL	.09	13
REPR/MAINT TOTAL	.83	14
PAYROLL	.43	9
ELEVATOR	.09	9
HVAC	.18	11
ELECTRICAL	.07	9
STRUCT/ROOF	.06	6
PLUMBING	.03	9
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.22	14

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.88	14
ELECTRICAL	1.48	13
GAS	.30	13
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	12
RDS/GNDS/SEC TOTAL	.31	14
RDS/GNDS TOTAL	.16	10
RDS/GNDS PAYRL	.11	3
RDS/GNDS CONTR	.12	8
RDS/GNDS OTHER	.06	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.16	7
SEC PAYROLL	.33	2
SEC CONTRACTS	.09	5
SEC OTHER	.02	3
ADMIN TOTAL	.67	13
PAYROLL	.50	5
MGMT FEES	.51	7
PROF FEES	.11	8
GEN OFC EXP	.03	6
OTHER ADM EXP	.03	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.07	15
REAL ESTATE TAX	.86	15
BUILDING INS	.19	15
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.86	10
ADV/PROMOTION	.06	5
COMMISSIONS	.34	7
PROF FEES		
TENANT ALTS	.80	6
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.82	11
CLEANING	.86	2
REPAIR/MAINT	.43	9
RDS/GROUNDS	.11	3
SECURITY	.33	2
ADMINISTRATIVE	.50	5
TOTAL CONTRACTS	1.58	13
CLEANING	.81	11
REPAIR/MAINT	.30	13
RDS/GROUNDS	.12	8
SECURITY	.09	5
ADMINISTRATIVE	.42	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

30-39 YEARS 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	534,633 SQ. FT.				530,865 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					22.93	21.99	21.04	24.61
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	22.82	21.99	21.05	24.30				
MISCELLANEOUS	2	.21	.21						
TOTAL INCOME	4	22.94	22.05	21.05	24.51				
EXPENSE									
CLEANING	7	1.26	1.14	.98	1.59	1.27	1.14	1.00	1.59
REPAIR-MAINT	7	1.91	1.73	1.33	2.31	1.92	1.73	1.35	2.31
UTILITIES	6	2.81	2.87	2.24	3.50	2.83	2.87	2.31	3.50
RDS/GRNDS/SEC	6	.44	.41	.05	.74	.45	.41	.05	.74
ADMINISTRATIVE	6	.75	.83	.25	1.19	.76	.84	.25	1.19
TOTAL OPER EXP	6	6.71	6.93	5.14	7.81	6.76	6.93	5.37	7.81
FIXED EXPENSES	6	2.79	2.40	1.48	3.49	2.82	2.40	1.48	3.65
TOTAL OPER+FIX	6	9.50	8.96	7.64	12.06	9.58	9.15	7.64	12.06
LEASING EXP	3	.19	.20						
TOTAL PAYROLL	7	1.11	1.24	.74	1.44				
TOTAL CONTRACT	7	2.69	3.09	2.09	3.42				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4154	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	169	6
AVG % OFFICE OCCUPANCY	99.9	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	22.84	3
RENTABLE/GROSS SQFT	.92	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.26	7
PAYROLL	.12	2
CONTRACT	1.09	7
SUP/MAT/MISC	.08	5
TRASH REMOVAL	.06	6
REPR/MAINT TOTAL	1.91	7
PAYROLL	.77	6
ELEVATOR	.22	7
HVAC	.44	7
ELECTRICAL	.13	7
STRUCT/ROOF	.08	6
PLUMBING	.15	7
FIRE/LIFE SFTY	.05	6
OTHER MAINT/SUP	.18	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.81	6
ELECTRICAL	2.38	6
GAS	.03	3
FUEL OIL		
PURCH STEAM	1.33	2
PURCH CH WTR		
COAL		
WATER/SEWER	.08	6
RDS/GNDS/SEC TOTAL	.44	6
RDS/GNDS TOTAL	.11	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	3
RDS/GNDS OTHER	.02	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.48	5
SEC PAYROLL		
SEC CONTRACTS	.27	5
SEC OTHER		
ADMIN TOTAL	.75	6
PAYROLL	.39	5
MGMT FEES	.57	4
PROF FEES	.07	3
GEN OFC EXP	.03	4
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.79	6
REAL ESTATE TAX	2.13	6
BUILDING INS	.51	6
PERS PROP TAX		
OTHER TAX	.10	2
LEASING EXPENSES	.19	3
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.11	7
CLEANING	.12	2
REPAIR/MAINT	.77	6
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.39	5
TOTAL CONTRACTS	2.69	7
CLEANING	1.09	7
REPAIR/MAINT	1.05	7
RDS/GROUNDS	.10	3
SECURITY	.27	5
ADMINISTRATIVE	.63	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

30-39 YEARS 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	16 BLDS	2,507,846 SQ. FT.				2,357,103 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					8.57	8.06	6.72	9.87
RETAIL AREA	4	8.70	3.82	3.40	7.54				
OTHER AREA									
TOTAL RENT	6	8.31	7.83	6.59	9.87				
MISCELLANEOUS	6	.34	.19	.01	1.02				
TOTAL INCOME	6	8.65	8.36	6.60	10.89				
EXPENSE									
CLEANING	14	.95	.74	.62	1.14	.98	.74	.63	1.17
REPAIR-MAINT	15	1.56	1.37	.67	2.01	1.59	1.37	.70	2.18
UTILITIES	14	1.60	1.55	1.43	1.72	1.63	1.56	1.44	1.73
RDS/GRNDS/SEC	15	.37	.31	.17	.50	.39	.34	.17	.51
ADMINISTRATIVE	14	.91	.88	.67	1.35	.97	1.00	.67	1.40
TOTAL OPER EXP	14	5.09	5.39	3.78	6.29	5.36	5.72	3.90	6.52
FIXED EXPENSES	15	2.23	1.28	.86	2.25	2.38	1.33	.89	2.60
TOTAL OPER+FIX	14	6.82	6.39	4.62	7.92	7.18	6.51	4.91	9.92
LEASING EXP	8	.96	.67	.23	1.50				
TOTAL PAYROLL	10	1.48	.88	.70	2.28				
TOTAL CONTRACT	13	1.81	1.47	1.30	2.60				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5840	12
AVG SQFT/RETAIL TENANT	2755	8
AVG SQFT/OFFICE WORKER	283	11
AVG % OFFICE OCCUPANCY	85.1	15
AVG % RETAIL OCCUPANCY	92.5	8
AVG $ RATE YR-END RENT	13.28	11
RENTABLE/GROSS SQFT	.91	11

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.87	12
PAYROLL	.58	4
CONTRACT	.59	12
SUP/MAT/MISC	.06	7
TRASH REMOVAL	.04	11
REPR/MAINT TOTAL	1.90	13
PAYROLL	.90	9
ELEVATOR	.22	13
HVAC	.20	10
ELECTRICAL	.15	10
STRUCT/ROOF	.04	5
PLUMBING	.03	8
FIRE/LIFE SFTY	.06	8
OTHER MAINT/SUP	.36	10

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.69	12
ELECTRICAL	1.23	11
GAS	.18	8
FUEL OIL		
PURCH STEAM	.66	3
PURCH CH WTR		
COAL		
WATER/SEWER	.06	11
RDS/GNDS/SEC TOTAL	.40	13
RDS/GNDS TOTAL	.04	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	5
RDS/GNDS OTHER	.02	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.42	11
SEC PAYROLL		
SEC CONTRACTS	.41	10
SEC OTHER	.03	5
ADMIN TOTAL	.85	12
PAYROLL	.46	8
MGMT FEES	.47	7
PROF FEES	.26	7
GEN OFC EXP	.06	7
OTHER ADM EXP	.07	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.24	13
REAL ESTATE TAX	1.96	13
BUILDING INS	.22	10
PERS PROP TAX	.37	3
OTHER TAX	.03	4
LEASING EXPENSES	.63	8
ADV/PROMOTION	.05	5
COMMISSIONS	.28	6
PROF FEES		
TENANT ALTS	.31	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.48	10
CLEANING	.58	4
REPAIR/MAINT	.90	9
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.46	8
TOTAL CONTRACTS	1.81	13
CLEANING	.59	12
REPAIR/MAINT	.58	13
RDS/GROUNDS	.02	5
SECURITY	.41	10
ADMINISTRATIVE	.54	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

30-39 YEARS 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
		9 BLDS 3,317,871 SQ. FT.				3,227,182 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					13.66	13.83	13.26	14.18
RETAIL AREA	6	7.59	9.25	5.01	11.94				
OTHER AREA	5	2.75	4.57	.91	9.39				
TOTAL RENT	6	13.31	13.52	12.78	14.33				
MISCELLANEOUS	5	.08	.10	.05	.12				
TOTAL INCOME	6	13.38	13.63	12.90	14.33				
EXPENSE									
CLEANING	9	1.30	1.21	.68	1.47	1.31	1.25	.68	1.48
REPAIR-MAINT	9	1.45	1.47	1.09	1.88	1.46	1.49	1.09	1.88
UTILITIES	9	1.82	1.72	1.32	2.31	1.83	1.73	1.33	2.33
RDS/GRNDS/SEC	9	.83	.85	.57	1.05	.86	.89	.57	1.10
ADMINISTRATIVE	8	.88	.95	.83	.96	.90	.98	.84	1.04
TOTAL OPER EXP	9	6.18	6.21	5.60	6.49	6.35	6.52	5.62	6.88
FIXED EXPENSES	8	1.84	1.96	1.40	2.43	1.90	2.11	1.43	2.53
TOTAL OPER+FIX	8	8.10	8.23	7.67	8.48	8.36	8.55	7.79	9.18
LEASING EXP	5	1.78	2.90	.12	3.33				
TOTAL PAYROLL	9	1.12	.62	.52	1.69				
TOTAL CONTRACT	9	2.48	3.06	1.71	3.33				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17559	5
AVG SQFT/RETAIL TENANT	1937	3
AVG SQFT/OFFICE WORKER	256	3
AVG % OFFICE OCCUPANCY	83.2	6
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	16.82	5
RENTABLE/GROSS SQFT	.93	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.30	9
PAYROLL	.35	4
CONTRACT	1.13	8
SUP/MAT/MISC	.09	9
TRASH REMOVAL	.05	8
REPR/MAINT TOTAL	1.45	9
PAYROLL	.58	4
ELEVATOR	.21	9
HVAC	.44	8
ELECTRICAL	.15	8
STRUCT/ROOF	.02	4
PLUMBING	.05	5
FIRE/LIFE SFTY	.05	8
OTHER MAINT/SUP	.41	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.82	9
ELECTRICAL	1.38	9
GAS	.07	4
FUEL OIL	.04	6
PURCH STEAM	.46	4
PURCH CH WTR	.38	3
COAL		
WATER/SEWER	.09	9
RDS/GNDS/SEC TOTAL	.83	9
RDS/GNDS TOTAL	.23	6
RDS/GNDS PAYRL	.30	2
RDS/GNDS CONTR	.10	6
RDS/GNDS OTHER	.05	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.69	8
SEC PAYROLL	.56	3
SEC CONTRACTS	.46	8
SEC OTHER	.01	6
ADMIN TOTAL	.88	8
PAYROLL	.47	8
MGMT FEES	.30	4
PROF FEES	.06	5
GEN OFC EXP	.17	7
OTHER ADM EXP	.08	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.09	7
REAL ESTATE TAX	1.86	7
BUILDING INS	.16	6
PERS PROP TAX		
OTHER TAX	.07	4
LEASING EXPENSES	1.78	6
ADV/PROMOTION	.07	5
COMMISSIONS	.36	4
PROF FEES		
TENANT ALTS	1.29	5
BUY-OUTS	.21	2
OTHER LEASING	.08	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.12	9
CLEANING	.35	4
REPAIR/MAINT	.56	4
RDS/GROUNDS	.30	2
SECURITY	.56	3
ADMINISTRATIVE	.47	8
TOTAL CONTRACTS	2.48	9
CLEANING	1.13	8
REPAIR/MAINT	.82	9
RDS/GROUNDS	.10	6
SECURITY ~	.46	8
ADMINISTRATIVE	.31	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

30-39 YEARS MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
		4 BLDS 3,690,339 SQ. FT.				3,506,015 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					18.92	20.05		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	18.34	20.20						
MISCELLANEOUS	2	.36	.33						
TOTAL INCOME	2	18.69	20.53						
EXPENSE									
CLEANING	4	1.80	1.79	1.69	1.89	1.85	1.81	1.69	1.97
REPAIR-MAINT	4	1.86	1.59	1.31	2.58	1.91	1.65	1.37	2.58
UTILITIES	4	2.25	2.79	1.88	2.93	2.32	2.79	1.92	2.93
RDS/GRNDS/SEC	4	.73	.61	.39	1.15	.77	.65	.43	1.15
ADMINISTRATIVE	4	.55	.64	.44	.65	.57	.64	.44	.71
TOTAL OPER EXP	4	7.19	7.16	6.11	8.81	7.56	7.16	6.58	8.82
FIXED EXPENSES	4	3.75	3.77	2.76	4.96	3.95	4.10	2.76	5.29
TOTAL OPER+FIX	4	10.94	11.10	9.25	13.39	11.51	11.87	10.05	13.39
LEASING EXP	2	.16	.20						
TOTAL PAYROLL	3	1.85	1.34						
TOTAL CONTRACT	3	2.69	2.87						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	30797	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	95.0	4
AVG % RETAIL OCCUPANCY	88.2	2
AVG $ RATE YR-END RENT	26.57	2
RENTABLE/GROSS SQFT	.95	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.77	3
PAYROLL		
CONTRACT	1.29	3
SUP/MAT/MISC	.07	2
TRASH REMOVAL	.07	3
REPR/MAINT TOTAL	2.01	3
PAYROLL	1.11	2
ELEVATOR	.18	3
HVAC	.51	3
ELECTRICAL	.23	3
STRUCT/ROOF	.01	3
PLUMBING	.07	3
FIRE/LIFE SFTY	.05	3
OTHER MAINT/SUP	.32	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.13	3
ELECTRICAL	1.73	3
GAS	.21	2
FUEL OIL	.03	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	3
RDS/GNDS/SEC TOTAL	.86	3
RDS/GNDS TOTAL	.20	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.71	3
SEC PAYROLL	.83	2
SEC CONTRACTS	.31	2
SEC OTHER		
ADMIN TOTAL	.53	3
PAYROLL	.26	3
MGMT FEES	.13	2
PROF FEES	.04	3
GEN OFC EXP	.03	3
OTHER ADM EXP	.14	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.13	3
REAL ESTATE TAX	2.86	3
BUILDING INS	.18	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.85	3
CLEANING		
REPAIR/MAINT	1.11	2
RDS/GROUNDS		
SECURITY	.63	2
ADMINISTRATIVE	.26	3
TOTAL CONTRACTS	2.69	3
CLEANING	1.29	3
REPAIR/MAINT	1.06	3
RDS/GROUNDS	.02	2
SECURITY	.31	2
ADMINISTRATIVE	.14	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

40-49 YEARS ALL SIZES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,188,736 SQ. FT.				1,060,189 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					10.09	10.89	8.85	18.30
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	3.31	10.23	2.29	18.30				
MISCELLANEOUS	2	.02	.03						
TOTAL INCOME	5	3.31	10.27	2.30	18.30				
EXPENSE									
CLEANING	6	1.37	.89	.67	1.13	1.43	.89	.67	1.13
REPAIR-MAINT	6	1.90	1.37	.97	1.89	1.97	1.37	.97	1.89
UTILITIES	6	2.09	1.65	1.28	1.91	2.17	1.65	1.28	1.91
RDS/GRNDS/SEC	6	.85	.18	.07	.49	.97	.18	.07	.63
ADMINISTRATIVE	5	.40	.53	.34	1.10	.46	.53	.37	1.10
TOTAL OPER EXP	6	6.41	4.94	3.51	5.43	7.25	4.94	3.51	7.02
FIXED EXPENSES	6	2.24	1.69	.78	2.48	2.54	1.69	.78	2.98
TOTAL OPER+FIX	6	8.65	6.59	5.68	7.73	9.79	6.59	5.68	10.01
LEASING EXP	2	.38	.45						
TOTAL PAYROLL	6	2.85	.62	.44	2.08				
TOTAL CONTRACT	6	.96	1.56	1.16	2.00				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8945	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	249	2
AVG % OFFICE OCCUPANCY	93.3	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.78	3
RENTABLE/GROSS SQFT	.85	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.37	6
PAYROLL	1.07	3
CONTRACT	.26	6
SUP/MAT/MISC	.10	6
TRASH REMOVAL	.10	5
REPR/MAINT TOTAL	1.90	6
PAYROLL	1.21	5
ELEVATOR	.21	6
HVAC	.09	6
ELECTRICAL	.06	6
STRUCT/ROOF	.20	4
PLUMBING	.02	4
FIRE/LIFE SFTY	.06	3
OTHER MAINT/SUP	.26	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.09	6
ELECTRICAL	1.71	6
GAS	.23	3
FUEL OIL		
PURCH STEAM	.38	2
PURCH CH WTR		
COAL		
WATER/SEWER	.07	6
RDS/GNDS/SEC TOTAL	.85	6
RDS/GNDS TOTAL	.03	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	3
RDS/GNDS OTHER	.02	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.67	5
SEC PAYROLL	.76	3
SEC CONTRACTS	.18	4
SEC OTHER	.05	3
ADMIN TOTAL	.40	5
PAYROLL	.24	3
MGMT FEES	.33	4
PROF FEES	.06	4
GEN OFC EXP	.03	4
OTHER ADM EXP	.44	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.24	6
REAL ESTATE TAX	2.19	6
BUILDING INS	.12	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.38	2
ADV/PROMOTION	.11	2
COMMISSIONS	.22	2
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.85	6
CLEANING	1.07	3
REPAIR/MAINT	1.21	5
RDS/GROUNDS		
SECURITY	.76	3
ADMINISTRATIVE	.24	3
TOTAL CONTRACTS	.96	6
CLEANING	.26	6
REPAIR/MAINT	.46	6
RDS/GROUNDS	.01	3
SECURITY	.18	4
ADMINISTRATIVE	.39	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

40-49 YEARS LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	92,023 SQ. FT.				92,023 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					17.83	11.55		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	17.83	11.55						
MISCELLANEOUS									
TOTAL INCOME	3	17.85	11.55						
EXPENSE									
CLEANING	3	.88	.68			.88	.68		
REPAIR-MAINT	3	1.21	1.10			1.21	1.10		
UTILITIES	3	1.11	1.63			1.11	1.63		
RDS/GRNDS/SEC	3	.11	.15			.11	.15		
ADMINISTRATIVE	3	.92	.70			.92	.70		
TOTAL OPER EXP	3	4.23	4.89			4.23	4.89		
FIXED EXPENSES	3	2.28	1.07			2.28	1.07		
TOTAL OPER+FIX	3	6.51	6.05			6.51	6.05		
LEASING EXP	2	.38	.45						
TOTAL PAYROLL	3	.54	.44						
TOTAL CONTRACT	3	2.05	2.00						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3049	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	89.4	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.93	2
RENTABLE/GROSS SQFT	.81	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.88	3
PAYROLL		
CONTRACT	.65	3
SUP/MAT/MISC	.09	3
TRASH REMOVAL	.12	2
REPR/MAINT TOTAL	1.21	3
PAYROLL	.56	2
ELEVATOR	.10	3
HVAC	.25	3
ELECTRICAL	.03	3
STRUCT/ROOF	.39	2
PLUMBING	.10	2
FIRE/LIFE SFTY	.08	3
OTHER MAINT/SUP	.10	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.11	3
ELECTRICAL	.96	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	3
RDS/GNDS/SEC TOTAL	.11	3
RDS/GNDS TOTAL	.04	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	2
RDS/GNDS OTHER	.02	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.15	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER	.01	2
ADMIN TOTAL	.92	3
PAYROLL		
MGMT FEES	.53	3
PROF FEES	.13	3
GEN OFC EXP	.01	3
OTHER ADM EXP	.44	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.28	3
REAL ESTATE TAX	2.02	3
BUILDING INS	.26	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.38	2
ADV/PROMOTION	.11	2
COMMISSIONS	.22	2
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.54	3
CLEANING		
REPAIR/MAINT	.56	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	2.05	3
CLEANING	.65	3
REPAIR/MAINT	.71	3
RDS/GROUNDS	.02	2
SECURITY		
ADMINISTRATIVE	.66	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

50 OR MORE YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	238 BLDS	50,550,993 SQ. FT.				47,316,866 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	200					13.85	10.73	7.46	14.34
RETAIL AREA	121	16.96	12.89	9.17	23.00				
OTHER AREA	38	29.13	4.71	2.22	9.00				
TOTAL RENT	207	14.16	10.77	7.33	14.85				
MISCELLANEOUS	138	1.07	.21	.03	.69				
TOTAL INCOME	208	14.95	11.59	7.60	15.32				
EXPENSE									
CLEANING	228	1.44	.97	.67	1.43	1.50	1.00	.69	1.53
REPAIR-MAINT	237	1.84	1.25	.85	1.81	1.90	1.36	.90	1.87
UTILITIES	223	1.87	1.65	1.25	2.03	1.90	1.66	1.26	2.06
RDS/GRNDS/SEC	212	.40	.29	.17	.45	.43	.31	.20	.49
ADMINISTRATIVE	224	.78	.61	.41	1.01	.84	.65	.44	1.10
TOTAL OPER EXP	218	6.23	4.88	3.89	6.54	6.65	5.43	4.07	6.88
FIXED EXPENSES	230	2.76	1.27	.77	2.49	2.95	1.38	.85	2.55
TOTAL OPER + FIX	212	8.89	6.63	5.03	8.79	9.50	7.01	5.26	9.46
LEASING EXP	184	1.20	.55	.17	1.19				
TOTAL PAYROLL	208	1.78	.96	.53	1.65				
TOTAL CONTRACT	232	1.98	1.63	1.15	2.48				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4170	217
AVG SQFT/RETAIL TENANT	2403	142
AVG SQFT/OFFICE WORKER	235	173
AVG % OFFICE OCCUPANCY	90.0	230
AVG % RETAIL OCCUPANCY	85.3	148
AVG $ RATE YR-END RENT	18.32	204
RENTABLE/GROSS SQFT	.90	122

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.44**	**220**
PAYROLL	1.13	77
CONTRACT	.86	203
SUP/MAT/MISC	.10	188
TRASH REMOVAL	.08	194
REPR/MAINT TOTAL	**1.86**	**227**
PAYROLL	.94	182
ELEVATOR	.27	210
HVAC	.21	205
ELECTRICAL	.09	197
STRUCT/ROOF	.21	102
PLUMBING	.05	185
FIRE/LIFE SFTY	.04	117
OTHER MAINT/SUP	.30	220

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.87**	**217**
ELECTRICAL	1.47	211
GAS	.18	135
FUEL OIL	.11	24
PURCH STEAM	.46	67
PURCH CH WTR	.43	6
COAL		
WATER/SEWER	.09	207
RDS/GNDS/SEC TOTAL	**.40**	**206**
RDS/GNDS TOTAL	.11	81
RDS/GNDS PAYRL	.11	15
RDS/GNDS CONTR	.06	74
RDS/GNDS OTHER	.03	56

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	180
SEC PAYROLL	.32	63
SEC CONTRACTS	.26	150
SEC OTHER	.05	53
ADMIN TOTAL	**.78**	**216**
PAYROLL	.38	130
MGMT FEES	.42	154
PROF FEES	.10	125
GEN OFC EXP	.12	157
OTHER ADM EXP	.08	141

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.81**	**218**
REAL ESTATE TAX	2.50	218
BUILDING INS	.25	209
PERS PROP TAX	.49	25
OTHER TAX	.06	53
LEASING EXPENSES	**1.21**	**179**
ADV/PROMOTION	.07	114
COMMISSIONS	.30	128
PROF FEES	.07	47
TENANT ALTS	1.12	124
BUY-OUTS	1.89	4
OTHER LEASING	.12	28

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.78**	**208**
CLEANING	1.13	77
REPAIR/MAINT	.94	182
RDS/GROUNDS	.11	15
SECURITY	.32	63
ADMINISTRATIVE	.38	130
TOTAL CONTRACTS	**1.98**	**232**
CLEANING	.86	203
REPAIR/MAINT	.74	226
RDS/GROUNDS	.06	74
SECURITY	.26	150
ADMINISTRATIVE	.43	176

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

50 OR MORE YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	42 BLDS	1,301,146 SQ. FT.				1,223,762 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	38					10.11	8.82	5.90	13.00
RETAIL AREA	13	20.71	16.09	12.54	29.93				
OTHER AREA									
TOTAL RENT	38	10.58	8.82	6.25	13.00				
MISCELLANEOUS	16	.25	.09	.02	.53				
TOTAL INCOME	38	10.70	8.85	6.54	13.01				
EXPENSE									
CLEANING	38	1.02	.88	.74	1.13	1.06	.90	.74	1.13
REPAIR-MAINT	42	1.46	1.04	.69	1.92	1.53	1.09	.69	1.92
UTILITIES	39	1.62	1.61	1.13	2.00	1.66	1.70	1.13	2.01
RDS/GRNDS/SEC	34	.27	.21	.07	.40	.29	.21	.07	.40
ADMINISTRATIVE	37	.59	.56	.38	.97	.63	.57	.40	.99
TOTAL OPER EXP	37	4.87	4.52	2.96	6.46	5.15	4.56	3.25	6.71
FIXED EXPENSES	38	1.20	1.06	.56	1.73	1.27	1.15	.68	1.78
TOTAL OPER + FIX	34	6.13	5.70	4.41	8.22	6.46	5.93	4.54	8.71
LEASING EXP	33	.65	.48	.19	.77				
TOTAL PAYROLL	33	1.14	.73	.43	1.50				
TOTAL CONTRACT	40	1.74	1.53	1.02	2.68				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2059	39
AVG SQFT/RETAIL TENANT	1933	16
AVG SQFT/OFFICE WORKER	211	31
AVG % OFFICE OCCUPANCY	89.3	39
AVG % RETAIL OCCUPANCY	86.4	16
AVG $ RATE YR-END RENT	13.45	34
RENTABLE/GROSS SQFT	.87	19

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.02**	**38**
PAYROLL	1.02	10
CONTRACT	.63	32
SUP/MAT/MISC	.11	30
TRASH REMOVAL	.08	29
REPR/MAINT TOTAL	**1.50**	**39**
PAYROLL	.80	29
ELEVATOR	.25	30
HVAC	.30	28
ELECTRICAL	.11	29
STRUCT/ROOF	.08	15
PLUMBING	.09	29
FIRE/LIFE SFTY	.10	19
OTHER MAINT/SUP	.21	38

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.60**	**38**
ELECTRICAL	1.23	37
GAS	.25	24
FUEL OIL	.08	3
PURCH STEAM	.51	8
PURCH CH WTR		
COAL		
WATER/SEWER	.11	35
RDS/GNDS/SEC TOTAL	**.28**	**32**
RDS/GNDS TOTAL	.17	18
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.14	18
RDS/GNDS OTHER	.05	12

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.25	21
SEC PAYROLL		
SEC CONTRACTS	.22	21
SEC OTHER	.03	7
ADMIN TOTAL	**.58**	**36**
PAYROLL	.27	7
MGMT FEES	.50	27
PROF FEES	.13	19
GEN OFC EXP	.07	19
OTHER ADM EXP	.10	21

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.17**	**36**
REAL ESTATE TAX	.94	35
BUILDING INS	.21	34
PERS PROP TAX		
OTHER TAX	.04	7
LEASING EXPENSES	**.67**	**31**
ADV/PROMOTION	.05	17
COMMISSIONS	.39	22
PROF FEES	.14	6
TENANT ALTS	.60	16
BUY-OUTS		
OTHER LEASING	.04	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.14**	**33**
CLEANING	1.02	10
REPAIR/MAINT	.80	29
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.27	7
TOTAL CONTRACTS	**1.74**	**40**
CLEANING	.63	32
REPAIR/MAINT	.66	39
RDS/GROUNDS	.14	18
SECURITY	.22	21
ADMINISTRATIVE	.54	29

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

50 OR MORE YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	50 BLDS	3,700,266 SQ. FT.				3,474,896 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	41					10.41	9.14	5.84	14.83
RETAIL AREA	19	17.54	12.88	7.75	23.99				
OTHER AREA	7	13.83	4.05	2.86	5.85				
TOTAL RENT	42	10.60	8.93	5.48	14.35				
MISCELLANEOUS	30	.40	.13	.03	.41				
TOTAL INCOME	42	10.89	9.49	5.85	14.46				
EXPENSE									
CLEANING	48	.91	.77	.46	1.09	.95	.78	.46	1.13
REPAIR-MAINT	49	1.29	1.13	.71	1.49	1.35	1.19	.73	1.61
UTILITIES	47	1.57	1.48	1.13	1.77	1.60	1.53	1.19	1.79
RDS/GRNDS/SEC	43	.31	.24	.11	.39	.33	.24	.12	.43
ADMINISTRATIVE	50	.79	.61	.41	.91	.85	.71	.41	.95
TOTAL OPER EXP	47	4.77	4.10	3.47	6.00	5.08	4.48	3.71	6.26
FIXED EXPENSES	49	1.33	.96	.55	1.82	1.42	1.13	.56	1.82
TOTAL OPER+FIX	46	6.06	5.44	4.09	8.02	6.44	5.96	4.56	8.30
LEASING EXP	42	1.14	.44	.15	1.47				
TOTAL PAYROLL	42	1.08	.72	.37	1.31				
TOTAL CONTRACT	49	1.80	1.59	1.00	2.49				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2520	46
AVG SQFT/RETAIL TENANT	1996	23
AVG SQFT/OFFICE WORKER	258	36
AVG % OFFICE OCCUPANCY	82.5	49
AVG % RETAIL OCCUPANCY	87.9	25
AVG $ RATE YR-END RENT	14.02	43
RENTABLE/GROSS SQFT	.92	22

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.90	47
PAYROLL	.49	12
CONTRACT	.74	42
SUP/MAT/MISC	.06	36
TRASH REMOVAL	.05	44
REPR/MAINT TOTAL	1.32	47
PAYROLL	.88	37
ELEVATOR	.21	43
HVAC	.20	44
ELECTRICAL	.07	40
STRUCT/ROOF	.10	22
PLUMBING	.05	37
FIRE/LIFE SFTY	.07	26
OTHER MAINT/SUP	.22	46

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.60	46
ELECTRICAL	1.25	44
GAS	.23	25
FUEL OIL		
PURCH STEAM	.54	11
PURCH CH WTR		
COAL		
WATER/SEWER	.08	44
RDS/GNDS/SEC TOTAL	.32	42
RDS/GNDS TOTAL	.10	18
RDS/GNDS PAYRL	.03	2
RDS/GNDS CONTR	.08	17
RDS/GNDS OTHER	.04	12

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.30	38
SEC PAYROLL	.45	6
SEC CONTRACTS	.25	34
SEC OTHER	.04	9
ADMIN TOTAL	.79	48
PAYROLL	.47	24
MGMT FEES	.42	40
PROF FEES	.13	32
GEN OFC EXP	.08	37
OTHER ADM EXP	.08	33

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.46	44
REAL ESTATE TAX	1.17	44
BUILDING INS	.26	45
PERS PROP TAX	.11	8
OTHER TAX	.04	12
LEASING EXPENSES	1.18	41
ADV/PROMOTION	.04	27
COMMISSIONS	.19	32
PROF FEES	.06	9
TENANT ALTS	1.17	31
BUY-OUTS		
OTHER LEASING	.89	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.08	42
CLEANING	.49	12
REPAIR/MAINT	.88	37
RDS/GROUNDS	.03	2
SECURITY	.45	6
ADMINISTRATIVE	.47	24
TOTAL CONTRACTS	1.80	49
CLEANING	.74	42
REPAIR/MAINT	.56	47
RDS/GROUNDS	.08	17
SECURITY	.25	34
ADMINISTRATIVE	.49	43

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

50 OR MORE YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	96 BLDS	17,179,865 SQ. FT.				16,064,763 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	87					12.19	10.91	8.20	13.70
RETAIL AREA	66	15.95	12.48	9.18	20.50				
OTHER AREA	21	7.30	5.61	1.87	7.85				
TOTAL RENT	88	12.28	11.09	7.90	13.92				
MISCELLANEOUS	59	.48	.21	.03	.59				
TOTAL INCOME	89	12.57	11.71	7.98	14.12				
EXPENSE									
CLEANING	93	1.23	1.00	.88	1.46	1.28	1.11	.71	1.55
REPAIR-MAINT	95	1.49	1.29	.92	1.76	1.55	1.39	.97	1.83
UTILITIES	91	1.68	1.64	1.23	2.02	1.72	1.64	1.24	2.15
RDS/GRNDS/SEC	88	.37	.32	.22	.49	.39	.34	.24	.52
ADMINISTRATIVE	88	.79	.69	.44	1.08	.84	.74	.49	1.16
TOTAL OPER EXP	90	5.43	4.97	4.10	6.45	5.82	5.62	4.47	6.93
FIXED EXPENSES	92	1.70	1.21	.82	2.23	1.82	1.39	.90	2.35
TOTAL OPER+FIX	88	7.10	6.65	5.15	8.21	7.61	7.25	5.55	8.63
LEASING EXP	75	1.23	.67	.22	1.27				
TOTAL PAYROLL	86	1.36	1.12	.67	1.57				
TOTAL CONTRACT	92	1.93	1.64	1.20	2.26				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2974	86
AVG SQFT/RETAIL TENANT	2039	68
AVG SQFT/OFFICE WORKER	254	86
AVG % OFFICE OCCUPANCY	87.9	92
AVG % RETAIL OCCUPANCY	89.6	71
AVG $ RATE YR-END RENT	15.58	85
RENTABLE/GROSS SQFT	.90	56

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.22	89
PAYROLL	.83	32
CONTRACT	.84	64
SUP/MAT/MISC	.07	78
TRASH REMOVAL	.07	78
REPR/MAINT TOTAL	1.49	92
PAYROLL	.73	73
ELEVATOR	.27	89
HVAC	.18	87
ELECTRICAL	.07	61
STRUCT/ROOF	.17	37
PLUMBING	.05	75
FIRE/LIFE SFTY	.03	41
OTHER MAINT/SUP	.29	90

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.67	88
ELECTRICAL	1.25	85
GAS	.20	53
FUEL OIL	.16	13
PURCH STEAM	.40	35
PURCH CH WTR	.49	4
COAL		
WATER/SEWER	.11	85
RDS/GNDS/SEC TOTAL	.36	86
RDS/GNDS TOTAL	.11	29
RDS/GNDS PAYRL	.12	7
RDS/GNDS CONTR	.08	25
RDS/GNDS OTHER	.02	16

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	78
SEC PAYROLL	.29	38
SEC CONTRACTS	.24	61
SEC OTHER	.02	25
ADMIN TOTAL	.79	86
PAYROLL	.40	83
MGMT FEES	.48	58
PROF FEES	.09	50
GEN OFC EXP	.08	63
OTHER ADM EXP	.07	59

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.75	86
REAL ESTATE TAX	1.40	86
BUILDING INS	.24	84
PERS PROP TAX	.08	12
OTHER TAX	.11	20
LEASING EXPENSES	1.23	72
ADV/PROMOTION	.08	50
COMMISSIONS	.28	50
PROF FEES	.11	19
TENANT ALTS	1.05	62
BUY-OUTS	1.89	4
OTHER LEASING	.09	15

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.36	86
CLEANING	.83	32
REPAIR/MAINT	.73	73
RDS/GROUNDS	.12	7
SECURITY	.29	38
ADMINISTRATIVE	.40	83
TOTAL CONTRACTS	1.93	92
CLEANING	.84	84
REPAIR/MAINT	.83	91
RDS/GROUNDS	.08	25
SECURITY	.24	61
ADMINISTRATIVE	.47	69

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

50 OR MORE YEARS 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	27 BLDS	11,392,383 SQ. FT.				10,891,152 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	16					14.96	14.50	12.38	16.12
RETAIL AREA	13	15.91	14.86	10.50	21.36				
OTHER AREA	5	4.11	4.25	1.45	19.09				
TOTAL RENT	20	14.59	14.72	11.20	16.85				
MISCELLANEOUS	16	.90	.53	.19	1.24				
TOTAL INCOME	20	15.30	15.20	11.35	18.42				
EXPENSE									
CLEANING	27	1.44	1.28	.95	1.73	1.48	1.38	1.00	1.82
REPAIR-MAINT	27	1.71	1.46	1.10	2.04	1.76	1.51	1.12	2.12
UTILITIES	24	1.83	1.68	1.46	1.99	1.85	1.68	1.46	2.01
RDS/GRNDS/SEC	25	.39	.29	.23	.41	.41	.31	.25	.47
ADMINISTRATIVE	26	.73	.61	.38	.88	.77	.65	.38	.94
TOTAL OPER EXP	24	6.01	6.09	4.57	7.20	6.36	6.14	4.98	7.87
FIXED EXPENSES	27	2.50	2.27	1.20	3.38	2.67	2.52	1.33	3.56
TOTAL OPER+FIX	24	8.41	8.63	6.09	10.36	8.90	9.06	7.04	10.57
LEASING EXP	18	1.39	.86	.24	1.12				
TOTAL PAYROLL	25	1.75	1.24	.65	2.75				
TOTAL CONTRACT	27	1.87	1.65	1.21	2.44				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8254	25
AVG SQFT/RETAIL TENANT	2861	22
AVG SQFT/OFFICE WORKER	251	20
AVG % OFFICE OCCUPANCY	91.3	26
AVG % RETAIL OCCUPANCY	85.8	22
AVG $ RATE YR-END RENT	19.20	22
RENTABLE/GROSS SQFT	.92	15

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.44	26
PAYROLL	1.08	14
CONTRACT	.75	25
SUP/MAT/MISC	.06	25
TRASH REMOVAL	.07	22
REPR/MAINT TOTAL	1.72	26
PAYROLL	.82	24
ELEVATOR	.27	25
HVAC	.26	23
ELECTRICAL	.08	24
STRUCT/ROOF	.10	11
PLUMBING	.04	22
FIRE/LIFE SFTY	.02	14
OTHER MAINT/SUP	.26	24

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.83	24
ELECTRICAL	1.47	24
GAS	.18	17
FUEL OIL	.15	4
PURCH STEAM	.45	6
PURCH CH WTR		
COAL		
WATER/SEWER	.06	22
RDS/GNDS/SEC TOTAL	.39	25
RDS/GNDS TOTAL	.10	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	7
RDS/GNDS OTHER	.05	7

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	24
SEC PAYROLL	.12	10
SEC CONTRACTS	.37	19
SEC OTHER	.02	6
ADMIN TOTAL	.70	26
PAYROLL	.35	20
MGMT FEES	.40	15
PROF FEES	.13	11
GEN OFC EXP	.10	22
OTHER ADM EXP	.03	14

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.50	27
REAL ESTATE TAX	2.24	27
BUILDING INS	.26	23
PERS PROP TAX		
OTHER TAX	.03	9
LEASING EXPENSES	1.39	18
ADV/PROMOTION	.10	9
COMMISSIONS	.23	12
PROF FEES	.07	7
TENANT ALTS	1.60	13
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.75	25
CLEANING	1.08	14
REPAIR/MAINT	.82	24
RDS/GROUNDS		
SECURITY	.12	10
ADMINISTRATIVE	.35	20
TOTAL CONTRACTS	1.87	27
CLEANING	.75	25
REPAIR/MAINT	.88	25
RDS/GROUNDS	.05	7
SECURITY	.37	19
ADMINISTRATIVE	.44	17

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

50 OR MORE YEARS MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	16 BLDS	16,261,850 SQ. FT.				15,173,212 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					16.77	13.27	11.17	19.91
RETAIL AREA	10	18.86	14.44	8.09	28.09				
OTHER AREA	4	66.52	6.16	1.24	84.19				
TOTAL RENT	13	17.43	15.98	10.58	18.86				
MISCELLANEOUS	11	1.91	1.53	.54	2.14				
TOTAL INCOME	13	19.10	16.95	12.81	19.52				
EXPENSE									
CLEANING	15	1.87	1.56	1.32	2.03	1.93	1.59	1.34	2.15
REPAIR-MAINT	16	2.47	1.92	1.36	2.46	2.55	1.96	1.44	2.58
UTILITIES	15	2.19	2.29	1.58	2.50	2.22	2.30	1.58	2.53
RDS/GRNDS/SEC	15	.48	.30	.22	.47	.52	.34	.23	.47
ADMINISTRATIVE	16	.84	.74	.40	1.09	.90	.81	.44	1.20
TOTAL OPER EXP	14	7.81	6.53	5.71	8.54	8.40	6.96	6.41	8.55
FIXED EXPENSES	16	4.46	4.26	2.74	5.63	4.78	4.49	2.97	6.16
TOTAL OPER+FIX	14	12.16	12.01	8.33	14.28	13.06	12.46	9.06	16.02
LEASING EXP	10	1.14	.71	.11	1.06				
TOTAL PAYROLL	16	2.46	1.81	.80	3.55				
TOTAL CONTRACT	16	2.15	2.08	1.48	2.62				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7380	13
AVG SQFT/RETAIL TENANT	3300	12
AVG SQFT/OFFICE WORKER	208	12
AVG % OFFICE OCCUPANCY	93.0	16
AVG % RETAIL OCCUPANCY	76.6	13
AVG $ RATE YR-END RENT	23.23	12
RENTABLE/GROSS SQFT	.86	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.87	16
PAYROLL	1.50	8
CONTRACT	1.09	13
SUP/MAT/MISC	.16	12
TRASH REMOVAL	.10	14
REPR/MAINT TOTAL	2.47	16
PAYROLL	1.30	14
ELEVATOR	.29	16
HVAC	.22	16
ELECTRICAL	.12	16
STRUCT/ROOF	.28	12
PLUMBING	.06	15
FIRE/LIFE SFTY	.04	11
OTHER MAINT/SUP	.36	16

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.19	16
ELECTRICAL	1.78	15
GAS	.18	11
FUEL OIL	.30	3
PURCH STEAM	.52	6
PURCH CH WTR		
COAL		
WATER/SEWER	.08	15
RDS/GNDS/SEC TOTAL	.48	16
RDS/GNDS TOTAL	.11	8
RDS/GNDS PAYRL	.10	2
RDS/GNDS CONTR	.04	6
RDS/GNDS OTHER	.03	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.45	13
SEC PAYROLL	.42	8
SEC CONTRACTS	.19	9
SEC OTHER	.09	5
ADMIN TOTAL	.84	16
PAYROLL	.39	14
MGMT FEES	.33	7
PROF FEES	.08	10
GEN OFC EXP	.19	12
OTHER ADM EXP	.11	11

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.46	16
REAL ESTATE TAX	4.06	16
BUILDING INS	.25	16
PERS PROP TAX	.90	2
OTHER TAX	.06	4
LEASING EXPENSES	1.14	10
ADV/PROMOTION	.08	7
COMMISSIONS	.41	7
PROF FEES	.04	5
TENANT ALTS	.90	8
BUY-OUTS		
OTHER LEASING	.05	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.46	16
CLEANING	1.50	8
REPAIR/MAINT	1.30	14
RDS/GROUNDS	.10	2
SECURITY	.42	8
ADMINISTRATIVE	.39	14
TOTAL CONTRACTS	2.15	16
CLEANING	1.09	13
REPAIR/MAINT	.94	16
RDS/GROUNDS	.04	5
SECURITY	.19	9
ADMINISTRATIVE	.33	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Location/Size Analysis

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	1319 BLDS	377,746,107 SQ. FT.				360,225,261 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	1037					15.63	12.99	9.27	17.20
RETAIL AREA	527	16.56	14.16	8.97	23.01				
OTHER AREA	196	16.22	6.70	3.43	12.86				
TOTAL RENT	1086	16.08	13.10	9.34	17.62				
MISCELLANEOUS	766	.87	.22	.05	.66				
TOTAL INCOME	1112	16.66	13.36	9.56	18.06				
EXPENSE									
CLEANING	1226	1.19	.87	.65	1.21	1.22	.90	.67	1.26
REPAIR-MAINT	1315	1.46	1.03	.69	1.47	1.49	1.05	.70	1.53
UTILITIES	1230	1.80	1.64	1.30	2.03	1.82	1.66	1.32	2.06
RDS/GRNDS/SEC	1205	.45	.32	.20	.50	.47	.34	.20	.54
ADMINISTRATIVE	1235	.77	.71	.46	1.01	.81	.74	.49	1.05
TOTAL OPER EXP	1188	5.64	4.81	3.93	5.99	5.94	5.00	4.05	6.32
FIXED EXPENSES	1239	2.76	1.66	1.05	2.73	2.93	1.76	1.10	2.90
TOTAL OPER + FIX	1137	8.44	6.64	5.34	8.70	8.89	6.97	5.53	9.22
LEASING EXP	1011	1.06	.42	.14	1.17				
TOTAL PAYROLL	1048	1.20	.73	.48	1.27				
TOTAL CONTRACT	1200	2.03	1.72	1.27	2.36				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6073	1173
AVG SQFT/RETAIL TENANT	2066	641
AVG SQFT/OFFICE WORKER	264	916
AVG % OFFICE OCCUPANCY	90.0	1286
AVG % RETAIL OCCUPANCY	88.8	687
AVG $ RATE YR-END RENT	20.86	1072
RENTABLE/GROSS SQFT	.91	839

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.21	1106
PAYROLL	.61	383
CONTRACT	.86	1063
SUP/MAT/MISC	.06	936
TRASH REMOVAL	.08	976
REPR/MAINT TOTAL	1.48	1180
PAYROLL	.61	913
ELEVATOR	.25	1126
HVAC	.19	1122
ELECTRICAL	.11	962
STRUCT/ROOF	.18	531
PLUMBING	.03	887
FIRE/LIFE SFTY	.06	886
OTHER MAINT/SUP	.31	1125

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.81	1161
ELECTRICAL	1.52	1127
GAS	.13	573
FUEL OIL	.06	161
PURCH STEAM	.42	227
PURCH CH WTR	.59	49
COAL		
WATER/SEWER	.08	1082
RDS/GNDS/SEC TOTAL	.46	1089
RDS/GNDS TOTAL	.10	699
RDS/GNDS PAYRL	.07	154
RDS/GNDS CONTR	.06	634
RDS/GNDS OTHER	.04	441

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.40	979
SEC PAYROLL	.36	348
SEC CONTRACTS	.27	839
SEC OTHER	.04	407
ADMIN TOTAL	.78	1114
PAYROLL	.30	774
MGMT FEES	.44	839
PROF FEES	.09	723
GEN OFC EXP	.10	847
OTHER ADM EXP	.11	790

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.84	1116
REAL ESTATE TAX	2.87	1110
BUILDING INS	.24	1083
PERS PROP TAX	.12	229
OTHER TAX	.09	316
LEASING EXPENSES	1.09	913
ADV/PROMOTION	.06	566
COMMISSIONS	.29	686
PROF FEES	.08	246
TENANT ALTS	.96	607
BUY-OUTS	.36	49
OTHER LEASING	.17	222

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.20	1048
CLEANING	.61	383
REPAIR/MAINT	.61	913
RDS/GROUNDS	.07	154
SECURITY	.36	348
ADMINISTRATIVE	.30	774
TOTAL CONTRACTS	2.03	1200
CLEANING	.86	1063
REPAIR/MAINT	.69	1176
RDS/GROUNDS	.06	634
SECURITY	.27	839
ADMINISTRATIVE	.46	936

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	134 BLDS	4,034,004 SQ. FT.				3,876,816 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	112					11.23	10.32	7.29	14.31
RETAIL AREA	25	19.80	15.13	12.54	25.05				
OTHER AREA	3	8.04	2.86						
TOTAL RENT	114	11.53	10.66	7.30	14.32				
MISCELLANEOUS	59	.50	.11	.04	.50				
TOTAL INCOME	116	11.73	10.84	7.64	14.46				
EXPENSE									
CLEANING	121	.89	.77	.61	1.01	.91	.78	.61	1.02
REPAIR-MAINT	133	1.01	.77	.47	1.17	1.04	.80	.49	1.21
UTILITIES	123	1.80	1.53	1.23	1.90	1.83	1.53	1.23	1.94
RDS/GRNDS/SEC	113	.23	.17	.06	.29	.24	.17	.06	.30
ADMINISTRATIVE	118	.64	.57	.43	.85	.66	.59	.44	.86
TOTAL OPER EXP	116	4.39	4.09	3.27	5.05	4.56	4.14	3.33	5.22
FIXED EXPENSES	127	1.43	1.16	.86	1.85	1.48	1.25	.87	1.80
TOTAL OPER + FIX	112	5.82	5.36	4.40	6.72	6.04	5.63	4.55	6.72
LEASING EXP	92	.57	.32	.11	.80				
TOTAL PAYROLL	78	.81	.48	.29	1.03				
TOTAL CONTRACT	125	1.86	1.54	1.14	1.89				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2940	125
AVG SQFT/RETAIL TENANT	1912	28
AVG SQFT/OFFICE WORKER	230	90
AVG % OFFICE OCCUPANCY	89.9	131
AVG % RETAIL OCCUPANCY	89.1	20
AVG $ RATE YR-END RENT	13.87	117
RENTABLE/GROSS SQFT	.91	86

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.91	113
PAYROLL	.90	19
CONTRACT	.86	107
SUP/MAT/MISC	.10	87
TRASH REMOVAL	.07	90
REPR/MAINT TOTAL	1.06	119
PAYROLL	.51	66
ELEVATOR	.17	101
HVAC	.24	109
ELECTRICAL	.06	86
STRUCT/ROOF	.09	47
PLUMBING	.07	79
FIRE/LIFE SFTY	.08	59
OTHER MAINT/SUP	.20	111

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.80	119
ELECTRICAL	1.33	114
GAS	.22	73
FUEL OIL	.19	5
PURCH STEAM	.40	9
PURCH CH WTR		
COAL		
WATER/SEWER	.09	110
RDS/GNDS/SEC TOTAL	.23	106
RDS/GNDS TOTAL	.13	70
RDS/GNDS PAYRL	.05	6
RDS/GNDS CONTR	.11	66
RDS/GNDS OTHER	.04	43

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.20	60
SEC PAYROLL	.36	4
SEC CONTRACTS	.17	56
SEC OTHER	.04	26
ADMIN TOTAL	.65	119
PAYROLL	.34	21
MGMT FEES	.50	92
PROF FEES	.11	87
GEN OFC EXP	.05	58
OTHER ADM EXP	.08	88

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.44	117
REAL ESTATE TAX	1.17	117
BUILDING INS	.24	115
PERS PROP TAX	.29	8
OTHER TAX	.08	18
LEASING EXPENSES	.89	66
ADV/PROMOTION	.04	43
COMMISSIONS	.32	57
PROF FEES	.24	17
TENANT ALTS	.52	41
BUY-OUTS		
OTHER LEASING	.13	10

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.81	78
CLEANING	.90	19
REPAIR/MAINT	.51	66
RDS/GROUNDS	.05	6
SECURITY	.36	4
ADMINISTRATIVE	.34	21
TOTAL CONTRACTS	1.86	125
CLEANING	.86	107
REPAIR/MAINT	.56	119
RDS/GROUNDS	.11	66
SECURITY	.17	56
ADMINISTRATIVE	.53	89

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Location/Size Analysis

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	159 BLDS	11,813,010 SQ. FT.				11,423,193 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	136					12.86	11.14	8.25	16.50
RETAIL AREA	42	17.20	15.19	8.27	23.85				
OTHER AREA	13	13.35	6.50	3.54	18.91				
TOTAL RENT	140	12.79	11.32	8.26	16.98				
MISCELLANEOUS	86	.37	.12	.02	.44				
TOTAL INCOME	142	12.95	11.32	8.29	17.34				
EXPENSE									
CLEANING	151	.87	.78	.54	1.01	.90	.78	.57	1.08
REPAIR-MAINT	157	1.02	.84	.51	1.30	1.05	.85	.53	1.35
UTILITIES	147	1.66	1.57	1.28	1.93	1.68	1.58	1.32	1.94
RDS/GRNDS/SEC	145	.34	.24	.13	.47	.36	.25	.13	.49
ADMINISTRATIVE	155	.77	.68	.47	.92	.80	.71	.48	.98
TOTAL OPER EXP	146	4.64	4.31	3.40	5.46	4.80	4.47	3.46	5.62
FIXED EXPENSES	154	1.65	1.28	.80	2.33	1.71	1.36	.81	2.38
TOTAL OPER + FIX	142	6.35	5.73	4.65	8.10	6.57	5.99	4.66	8.30
LEASING EXP	114	.92	.30	.12	1.04				
TOTAL PAYROLL	120	.89	.65	.41	1.02				
TOTAL CONTRACT	144	1.81	1.68	1.26	2.28				

OCCUPANCY INFO.	AVERAGE	BLDS
AVG SQFT/OFFICE TENANT	3728	146
AVG SQFT/RETAIL TENANT	1937	50
AVG SQFT/OFFICE WORKER	235	114
AVG % OFFICE OCCUPANCY	87.3	154
AVG % RETAIL OCCUPANCY	87.6	53
AVG $ RATE YR-END RENT	15.66	136
RENTABLE/GROSS SQFT	.92	89

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.86	141
PAYROLL	.46	36
CONTRACT	.66	133
SUP/MAT/MISC	.08	110
TRASH REMOVAL	.06	120
REPR/MAINT TOTAL	1.06	140
PAYROLL	.52	105
ELEVATOR	.16	140
HVAC	.20	135
ELECTRICAL	.06	113
STRUCT/ROOF	.07	58
PLUMBING	.04	104
FIRE/LIFE SFTY	.04	84
OTHER MAINT/SUP	.19	133

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.66	136
ELECTRICAL	1.40	133
GAS	.17	81
FUEL OIL	.30	7
PURCH STEAM	.44	18
PURCH CH WTR		
COAL		
WATER/SEWER	.08	125
RDS/GNDS/SEC TOTAL	.36	130
RDS/GNDS TOTAL	.11	66
RDS/GNDS PAYRL	.06	6
RDS/GNDS CONTR	.09	64
RDS/GNDS OTHER	.06	50

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.31	117
SEC PAYROLL	.32	22
SEC CONTRACTS	.26	108
SEC OTHER	.03	28
ADMIN TOTAL	.79	139
PAYROLL	.42	62
MGMT FEES	.50	116
PROF FEES	.12	89
GEN OFC EXP	.07	103
OTHER ADM EXP	.07	88

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.71	136
REAL ESTATE TAX	1.40	135
BUILDING INS	.24	134
PERS PROP TAX	.10	20
OTHER TAX	.17	43
LEASING EXPENSES	1.00	101
ADV/PROMOTION	.05	66
COMMISSIONS	.29	72
PROF FEES	.05	20
TENANT ALTS	1.03	62
BUY-OUTS	.28	2
OTHER LEASING	.33	20

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.89	120
CLEANING	.46	36
REPAIR/MAINT	.52	105
RDS/GROUNDS	.06	6
SECURITY	.32	22
ADMINISTRATIVE	.42	62
TOTAL CONTRACTS	1.81	144
CLEANING	.66	133
REPAIR/MAINT	.46	140
RDS/GROUNDS	.09	64
SECURITY	.26	108
ADMINISTRATIVE	.56	124

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	419 BLDS	78,866,915 SQ. FT.				75,361,080 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	346					14.43	13.07	9.48	17.71
RETAIL AREA	193	17.79	14.41	9.87	24.29				
OTHER AREA	83	7.47	6.10	3.23	9.48				
TOTAL RENT	355	14.52	13.12	9.67	17.82				
MISCELLANEOUS	252	.48	.20	.03	.52				
TOTAL INCOME	363	14.73	13.46	9.72	18.08				
EXPENSE									
CLEANING	402	1.00	.87	.65	1.16	1.03	.90	.67	1.20
REPAIR-MAINT	418	1.21	1.10	.73	1.49	1.24	1.11	.74	1.55
UTILITIES	398	1.71	1.63	1.31	2.02	1.74	1.66	1.33	2.05
RDS/GRNDS/SEC	397	.41	.34	.22	.51	.43	.36	.22	.54
ADMINISTRATIVE	396	.87	.83	.52	1.13	.91	.88	.55	1.21
TOTAL OPER EXP	390	5.19	4.95	4.06	6.01	5.44	5.22	4.28	6.31
FIXED EXPENSES	402	2.06	1.66	1.09	2.74	2.16	1.72	1.13	2.92
TOTAL OPER + FIX	378	7.32	6.73	5.54	8.78	7.68	7.25	5.72	9.33
LEASING EXP	329	1.13	.54	.18	1.38				
TOTAL PAYROLL	388	1.01	.76	.52	1.27				
TOTAL CONTRACT	394	1.93	1.80	1.32	2.48				

OCCUPANCY INFO.	AVERAGE	BLDS
AVG SQFT/OFFICE TENANT	5034	379
AVG SQFT/RETAIL TENANT	2461	223
AVG SQFT/OFFICE WORKER	248	295
AVG % OFFICE OCCUPANCY	88.7	408
AVG % RETAIL OCCUPANCY	90.7	230
AVG $ RATE YR-END RENT	17.70	351
RENTABLE/GROSS SQFT	.91	287

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.00	371
PAYROLL	.52	115
CONTRACT	.75	361
SUP/MAT/MISC	.08	312
TRASH REMOVAL	.08	330
REPR/MAINT TOTAL	1.22	392
PAYROLL	.56	318
ELEVATOR	.20	383
HVAC	.18	374
ELECTRICAL	.07	333
STRUCT/ROOF	.11	188
PLUMBING	.03	307
FIRE/LIFE SFTY	.04	231
OTHER MAINT/SUP	.25	375

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.72	379
ELECTRICAL	1.45	371
GAS	.15	193
FUEL OIL	.07	68
PURCH STEAM	.44	66
PURCH CH WTR	.55	10
COAL		
WATER/SEWER	.08	382
RDS/GNDS/SEC TOTAL	.41	373
RDS/GNDS TOTAL	.11	230
RDS/GNDS PAYRL	.14	40
RDS/GNDS CONTR	.07	218
RDS/GNDS OTHER	.04	140

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	347
SEC PAYROLL	.29	105
SEC CONTRACTS	.28	304
SEC OTHER	.06	136
ADMIN TOTAL	.87	373
PAYROLL	.34	279
MGMT FEES	.52	292
PROF FEES	.10	281
GEN OFC EXP	.06	304
OTHER ADM EXP	.08	288

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.09	373
REAL ESTATE TAX	1.80	372
BUILDING INS	.23	385
PERS PROP TAX	.06	98
OTHER TAX	.17	128
LEASING EXPENSES	1.14	388
ADV/PROMOTION	.08	209
COMMISSIONS	.36	236
PROF FEES	.09	89
TENANT ALTS	.87	221
BUY-OUTS	.83	17
OTHER LEASING	.18	78

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.01	388
CLEANING	.52	115
REPAIR/MAINT	.56	318
RDS/GROUNDS	.14	40
SECURITY	.29	105
ADMINISTRATIVE	.34	279
TOTAL CONTRACTS	1.88	394
CLEANING	.75	361
REPAIR/MAINT	.60	389
RDS/GROUNDS	.07	218
SECURITY	.28	304
ADMINISTRATIVE	.56	325

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Location/Size Analysis

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	204 BLDS	66,316,160 SQ. FT.				62,275,200 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	159					14.79	13.76	10.64	17.53
RETAIL AREA	92	16.39	13.75	8.76	20.07				
OTHER AREA	39	11.66	6.49	4.41	12.61				
TOTAL RENT	168	15.01	14.11	10.64	17.63				
MISCELLANEOUS	131	.58	.28	.08	.83				
TOTAL INCOME	169	15.46	14.56	11.02	18.45				
EXPENSE									
CLEANING	201	1.08	.92	.86	1.30	1.10	.97	.67	1.34
REPAIR-MAINT	204	1.30	1.10	.78	1.49	1.33	1.14	.79	1.52
UTILITIES	198	1.79	1.67	1.36	2.05	1.80	1.69	1.38	2.07
RDS/GRNDS/SEC	200	.44	.37	.26	.54	.45	.37	.27	.57
ADMINISTRATIVE	201	.74	.73	.46	.98	.77	.75	.46	1.04
TOTAL OPER EXP	193	5.28	4.96	4.15	6.18	5.45	5.09	4.25	6.55
FIXED EXPENSES	197	2.30	1.95	1.21	2.81	2.39	2.02	1.32	2.99
TOTAL OPER + FIX	188	7.51	7.03	5.60	8.80	7.79	7.39	5.81	9.40
LEASING EXP	160	1.19	.54	.13	1.56				
TOTAL PAYROLL	185	1.08	.74	.50	1.28				
TOTAL CONTRACT	191	1.84	1.78	1.39	2.31				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11984	161
AVG SQFT/RETAIL TENANT	2896	125
AVG SQFT/OFFICE WORKER	242	199
AVG % OFFICE OCCUPANCY	88.7	196
AVG % RETAIL OCCUPANCY	83.2	128
AVG $ RATE YR-END RENT	19.50	177
RENTABLE/GROSS SQFT	.91	143

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.09	186
PAYROLL	.61	60
CONTRACT	.79	181
SUP/MAT/MISC	.09	162
TRASH REMOVAL	.06	167
REPR/MAINT TOTAL	1.30	199
PAYROLL	.55	164
ELEVATOR	.24	189
HVAC	.19	180
ELECTRICAL	.08	172
STRUCT/ROOF	.10	91
PLUMBING	.03	152
FIRE/LIFE SFTY	.04	114
OTHER MAINT/SUP	.26	179

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.80	184
ELECTRICAL	1.54	180
GAS	.16	83
FUEL OIL	.05	28
PURCH STEAM	.31	46
PURCH CH WTR	.50	12
COAL		
WATER/SEWER	.07	179
RDS/GNDS/SEC TOTAL	.44	187
RDS/GNDS TOTAL	.09	131
RDS/GNDS PAYRL	.18	21
RDS/GNDS CONTR	.06	124
RDS/GNDS OTHER	.03	77

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.39	176
SEC PAYROLL	.33	70
SEC CONTRACTS	.29	149
SEC OTHER	.02	72
ADMIN TOTAL	.74	187
PAYROLL	.28	154
MGMT FEES	.44	138
PROF FEES	.07	125
GEN OFC EXP	.09	152
OTHER ADM EXP	.06	135

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.30	182
REAL ESTATE TAX	2.03	182
BUILDING INS	.23	177
PERS PROP TAX	.12	45
OTHER TAX	.09	58
LEASING EXPENSES	1.36	146
ADV/PROMOTION	.06	99
COMMISSIONS	.27	102
PROF FEES	.10	46
TENANT ALTS	1.21	108
BUY-OUTS	.22	14
OTHER LEASING	.16	40

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.08	186
CLEANING	.51	60
REPAIR/MAINT	.56	164
RDS/GROUNDS	.16	21
SECURITY	.33	70
ADMINISTRATIVE	.28	154
TOTAL CONTRACTS	1.84	191
CLEANING	.79	181
REPAIR/MAINT	.57	189
RDS/GROUNDS	.06	124
SECURITY	.29	149
ADMINISTRATIVE	.44	156

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	138 BLDS	139,241,360 SQ. FT.				132,336,064 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	107					17.12	16.41	12.39	22.14
RETAIL AREA	75	15.62	13.70	7.80	20.33				
OTHER AREA	37	29.74	12.12	5.16	63.43				
TOTAL RENT	114	17.34	16.16	12.32	21.35				
MISCELLANEOUS	92	.99	.45	.18	1.05				
TOTAL INCOME	114	18.12	16.98	12.80	22.15				
EXPENSE									
CLEANING	136	1.23	1.01	.76	1.56	1.26	1.03	.78	1.58
REPAIR-MAINT	138	1.50	1.21	.91	1.77	1.54	1.22	.94	1.81
UTILITIES	132	1.77	1.71	1.29	2.27	1.80	1.74	1.31	2.30
RDS/GRNDS/SEC	132	.44	.38	.25	.50	.46	.39	.27	.56
ADMINISTRATIVE	136	.76	.67	.43	.93	.80	.69	.46	.95
TOTAL OPER EXP	130	5.72	5.39	4.20	6.46	6.03	5.57	4.29	6.85
FIXED EXPENSES	134	3.60	2.36	1.66	4.42	3.78	2.52	1.74	4.58
TOTAL OPER + FIX	128	9.38	8.30	6.13	10.90	9.86	8.61	6.39	11.25
LEASING EXP	102	.80	.36	.14	1.06				
TOTAL PAYROLL	124	1.22	.86	.52	1.40				
TOTAL CONTRACT	123	2.02	1.85	1.37	2.46				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	20940	124
AVG SQFT/RETAIL TENANT	3488	101
AVG SQFT/OFFICE WORKER	268	104
AVG % OFFICE OCCUPANCY	91.1	135
AVG % RETAIL OCCUPANCY	86.0	100
AVG $ RATE YR-END RENT	23.54	106
RENTABLE/GROSS SQFT	.89	94

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.26	130
PAYROLL	.49	49
CONTRACT	.86	113
SUP/MAT/MISC	.10	109
TRASH REMOVAL	.07	115
REPR/MAINT TOTAL	1.53	122
PAYROLL	.62	102
ELEVATOR	.29	119
HVAC	.20	112
ELECTRICAL	.09	112
STRUCT/ROOF	.16	62
PLUMBING	.03	102
FIRE/LIFE SFTY	.08	82
OTHER MAINT/SUP	.31	115

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.79	119
ELECTRICAL	1.50	116
GAS	.10	56
FUEL OIL	.03	19
PURCH STEAM	.43	38
PURCH CH WTR	.66	7
COAL		
WATER/SEWER	.07	115
RDS/GNDS/SEC TOTAL	.44	119
RDS/GNDS TOTAL	.09	75
RDS/GNDS PAYRL	.08	14
RDS/GNDS CONTR	.06	71
RDS/GNDS OTHER	.04	41

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.40	113
SEC PAYROLL	.36	61
SEC CONTRACTS	.24	85
SEC OTHER	.04	59
ADMIN TOTAL	.77	122
PAYROLL	.29	106
MGMT FEES	.40	81
PROF FEES	.10	66
GEN OFC EXP	.11	97
OTHER ADM EXP	.13	91

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.66	121
REAL ESTATE TAX	3.42	121
BUILDING INS	.24	117
PERS PROP TAX	.16	22
OTHER TAX	.05	33
LEASING EXPENSES	.89	93
ADV/PROMOTION	.07	53
COMMISSIONS	.23	56
PROF FEES	.08	35
TENANT ALTS	.75	67
BUY-OUTS	.45	8
OTHER LEASING	.17	40

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.22	124
CLEANING	.49	46
REPAIR/MAINT	.62	102
RDS/GROUNDS	.08	14
SECURITY	.36	61
ADMINISTRATIVE	.29	106
TOTAL CONTRACTS	2.02	123
CLEANING	.86	113
REPAIR/MAINT	.72	119
RDS/GROUNDS	.06	71
SECURITY	.24	85
ADMINISTRATIVE	.41	95

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Location/Size Analysis

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	1736 BLDS	177,986,184 SQ. FT.				175,372,524 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	1515					13.09	11.87	8.86	15.37
RETAIL AREA	152	12.53	11.65	6.59	17.45				
OTHER AREA	58	8.75	6.00	3.24	10.57				
TOTAL RENT	1547	13.05	11.87	8.86	15.36				
MISCELLANEOUS	1112	.57	.11	.03	.36				
TOTAL INCOME	1561	13.43	12.02	8.96	15.66				
EXPENSE									
CLEANING	1621	.77	.70	.58	.86	.78	.70	.56	.86
REPAIR-MAINT	1726	.91	.70	.50	.94	.91	.70	.50	.95
UTILITIES	1598	1.60	1.54	1.25	1.89	1.61	1.55	1.25	1.89
RDS/GRNDS/SEC	1616	.44	.34	.22	.50	.45	.34	.22	.50
ADMINISTRATIVE	1679	.79	.71	.51	.96	.80	.71	.52	.97
TOTAL OPER EXP	1550	4.67	4.13	3.57	4.84	4.74	4.19	3.59	4.91
FIXED EXPENSES	1676	1.72	1.41	1.02	1.88	1.74	1.43	1.02	1.91
TOTAL OPER + FIX	1526	6.37	5.64	4.80	6.77	6.47	5.67	4.83	6.88
LEASING EXP	1378	1.29	.63	.19	1.53				
TOTAL PAYROLL	1324	.71	.49	.30	.74				
TOTAL CONTRACT	1594	1.71	1.64	1.30	2.03				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2482	1603
AVG SQFT/RETAIL TENANT	2455	171
AVG SQFT/OFFICE WORKER	264	1160
AVG % OFFICE OCCUPANCY	85.3	1694
AVG % RETAIL OCCUPANCY	84.3	173
AVG $ RATE YR-END RENT	15.98	1528
RENTABLE/GROSS SQFT	.93	1148

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.77**	**1460**
PAYROLL	.28	265
CONTRACT	.60	1429
SUP/MAT/MISC	.06	1189
TRASH REMOVAL	.05	1334
REPR/MAINT TOTAL	**.91**	**1584**
PAYROLL	.39	1158
ELEVATOR	.13	1220
HVAC	.16	1487
ELECTRICAL	.06	1268
STRUCT/ROOF	.08	881
PLUMBING	.02	1189
FIRE/LIFE SFTY	.03	736
OTHER MAINT/SUP	.22	1477

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.60**	**1475**
ELECTRICAL	1.42	1443
GAS	.14	622
FUEL OIL	.04	107
PURCH STEAM	1.14	22
PURCH CH WTR	.81	18
COAL		
WATER/SEWER	.08	1421
RDS/GNDS/SEC TOTAL	**.44**	**1493**
RDS/GNDS TOTAL	.21	1364
RDS/GNDS PAYRL	.12	176
RDS/GNDS CONTR	.15	1324
RDS/GNDS OTHER	.07	892

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.26	1139
SEC PAYROLL	.37	133
SEC CONTRACTS	.21	1043
SEC OTHER	.03	288
ADMIN TOTAL	**.79**	**1555**
PAYROLL	.27	894
MGMT FEES	.48	1362
PROF FEES	.08	975
GEN OFC EXP	.09	1027
OTHER ADM EXP	.08	1016

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.72**	**1523**
REAL ESTATE TAX	1.52	1523
BUILDING INS	.17	1450
PERS PROP TAX	.15	267
OTHER TAX	.08	268
LEASING EXPENSES	**1.36**	**1268**
ADV/PROMOTION	.06	896
COMMISSIONS	.39	1000
PROF FEES	.10	367
TENANT ALTS	1.15	871
BUY-OUTS	.36	74
OTHER LEASING	.21	341

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.71**	**1324**
CLEANING	.28	265
REPAIR/MAINT	.39	1158
RDS/GROUNDS	.12	176
SECURITY	.37	133
ADMINISTRATIVE	.27	894
TOTAL CONTRACTS	**1.71**	**1594**
CLEANING	.60	1429
REPAIR/MAINT	.40	1556
RDS/GROUNDS	.15	1324
SECURITY	.21	1043
ADMINISTRATIVE	.51	1440

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	263 BLDS	7,780,575 SQ. FT.				7,725,880 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	231					11.84	11.57	8.34	13.97
RETAIL AREA	8	11.87	12.09	9.46	14.19				
OTHER AREA									
TOTAL RENT	233	11.88	11.52	8.33	13.94				
MISCELLANEOUS	130	.42	.07	.02	.37				
TOTAL INCOME	237	12.04	11.61	8.31	14.54				
EXPENSE									
CLEANING	247	.75	.70	.57	.89	.76	.71	.57	.89
REPAIR-MAINT	261	.77	.67	.44	.91	.77	.67	.44	.91
UTILITIES	246	1.72	1.68	1.31	2.01	1.72	1.68	1.31	2.02
RDS/GRNDS/SEC	243	.37	.32	.19	.46	.38	.32	.19	.48
ADMINISTRATIVE	250	.72	.62	.43	.87	.72	.62	.43	.88
TOTAL OPER EXP	238	7.43	4.17	3.39	4.90	7.47	4.19	3.39	4.94
FIXED EXPENSES	254	1.45	1.31	.89	1.75	1.46	1.32	.90	1.78
TOTAL OPER + FIX	224	8.92	5.54	4.52	6.90	8.97	5.59	4.56	6.96
LEASING EXP	163	1.00	.44	.18	1.17				
TOTAL PAYROLL	153	.57	.40	.24	.70				
TOTAL CONTRACT	252	1.71	1.69	1.25	2.11				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	577	244
AVG SQFT/RETAIL TENANT	2274	7
AVG SQFT/OFFICE WORKER	222	160
AVG % OFFICE OCCUPANCY	88.6	254
AVG % RETAIL OCCUPANCY	100.0	7
AVG $ RATE YR-END RENT	13.89	221
RENTABLE/GROSS SQFT	.93	166

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.76**	**238**
PAYROLL	.47	34
CONTRACT	.60	224
SUP/MAT/MISC	.09	186
TRASH REMOVAL	.07	203
REPR/MAINT TOTAL	**.78**	**249**
PAYROLL	.33	132
ELEVATOR	.06	161
HVAC	.21	226
ELECTRICAL	.07	168
STRUCT/ROOF	.09	121
PLUMBING	.03	160
FIRE/LIFE SFTY	.03	82
OTHER MAINT/SUP	.25	225

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.73**	**238**
ELECTRICAL	1.54	230
GAS	.20	122
FUEL OIL	.08	4
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	224
RDS/GNDS/SEC TOTAL	**.37**	**236**
RDS/GNDS TOTAL	.30	206
RDS/GNDS PAYRL	.11	18
RDS/GNDS CONTR	.25	199
RDS/GNDS OTHER	.11	106

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.16	135
SEC PAYROLL	.16	13
SEC CONTRACTS	.15	124
SEC OTHER	.05	28
ADMIN TOTAL	**.72**	**242**
PAYROLL	.40	57
MGMT FEES	.52	221
PROF FEES	.13	121
GEN OFC EXP	.06	116
OTHER ADM EXP	.06	118

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.46**	**242**
REAL ESTATE TAX	1.25	242
BUILDING INS	.19	233
PERS PROP TAX	.12	17
OTHER TAX	.24	28
LEASING EXPENSES	**1.03**	**179**
ADV/PROMOTION	.07	110
COMMISSIONS	.50	123
PROF FEES	.07	35
TENANT ALTS	.94	102
BUY-OUTS	.57	4
OTHER LEASING	.11	23

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.57**	**153**
CLEANING	.47	34
REPAIR/MAINT	.33	132
RDS/GROUNDS	.11	18
SECURITY	.16	13
ADMINISTRATIVE	.40	57
TOTAL CONTRACTS	**1.71**	**252**
CLEANING	.60	224
REPAIR/MAINT	.37	241
RDS/GROUNDS	.25	199
SECURITY	.15	124
ADMINISTRATIVE	.58	227

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Location/Size Analysis

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	306 BLDS	22,656,840 SQ. FT.				22,513,834 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	273					12.16	11.57	8.92	15.24
RETAIL AREA	13	18.15	13.13	11.40	21.12				
OTHER AREA	6	7.46	7.54	3.49	27.01				
TOTAL RENT	276	12.22	11.80	8.97	15.26				
MISCELLANEOUS	199	.48	.11	.03	.31				
TOTAL INCOME	279	12.59	12.25	9.12	15.66				
EXPENSE									
CLEANING	295	.73	.70	.57	.83	.74	.70	.57	.84
REPAIR-MAINT	303	.73	.68	.45	.92	.74	.68	.45	.92
UTILITIES	292	1.66	1.59	1.32	1.93	1.67	1.61	1.32	1.93
RDS/GRNDS/SEC	293	.35	.32	.20	.44	.36	.32	.20	.45
ADMINISTRATIVE	296	.80	.74	.54	1.00	.81	.75	.54	1.01
TOTAL OPER EXP	282	4.28	4.22	3.62	4.88	4.31	4.22	3.62	4.88
FIXED EXPENSES	297	1.50	1.30	.95	1.85	1.51	1.31	.95	1.86
TOTAL OPER+FIX	279	5.79	5.58	4.80	6.62	5.82	5.58	4.81	6.66
LEASING EXP	241	1.24	.81	.20	1.50				
TOTAL PAYROLL	222	.53	.42	.24	.67				
TOTAL CONTRACT	277	1.68	1.71	1.34	2.04				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4325	290
AVG SQFT/RETAIL TENANT	2303	18
AVG SQFT/OFFICE WORKER	250	218
AVG % OFFICE OCCUPANCY	85.1	301
AVG % RETAIL OCCUPANCY	88.0	18
AVG $ RATE YR-END RENT	14.67	279
RENTABLE/GROSS SQFT	.94	206

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.73	263
PAYROLL	.23	46
CONTRACT	.60	258
SUP/MAT/MISC	.07	211
TRASH REMOVAL	.05	244
REPR/MAINT TOTAL	.73	272
PAYROLL	.30	185
ELEVATOR	.07	257
HVAC	.17	270
ELECTRICAL	.05	234
STRUCT/ROOF	.07	132
PLUMBING	.02	206
FIRE/LIFE SFTY	.02	142
OTHER MAINT/SUP	.18	260

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.66	268
ELECTRICAL	1.51	265
GAS	.16	102
FUEL OIL	.07	4
PURCH STEAM	1.36	3
PURCH CH WTR		
COAL		
WATER/SEWER	.06	264
RDS/GNDS/SEC TOTAL	.36	267
RDS/GNDS TOTAL	.24	250
RDS/GNDS PAYRL	.05	33
RDS/GNDS CONTR	.19	245
RDS/GNDS OTHER	.06	162

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.15	215
SEC PAYROLL	.19	18
SEC CONTRACTS	.14	201
SEC OTHER	.04	52
ADMIN TOTAL	.81	270
PAYROLL	.32	136
MGMT FEES	.51	256
PROF FEES	.09	158
GEN OFC EXP	.07	176
OTHER ADM EXP	.09	167

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.46	266
REAL ESTATE TAX	1.29	266
BUILDING INS	.16	263
PERS PROP TAX	.19	31
OTHER TAX	.10	32
LEASING EXPENSES	1.28	224
ADV/PROMOTION	.07	160
COMMISSIONS	.47	172
PROF FEES	.12	69
TENANT ALTS	1.12	155
BUY-OUTS	.49	13
OTHER LEASING	.13	47

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.53	222
CLEANING	.23	46
REPAIR/MAINT	.30	185
RDS/GROUNDS	.05	33
SECURITY	.19	18
ADMINISTRATIVE	.32	136
TOTAL CONTRACTS	1.68	277
CLEANING	.60	258
REPAIR/MAINT	.35	272
RDS/GROUNDS	.19	245
SECURITY	.14	201
ADMINISTRATIVE	.55	259

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	379 BLDS	65,547,164 SQ. FT.				64,779,599 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	353					13.46	12.85	9.32	16.86
RETAIL AREA	50	14.03	13.36	6.32	19.51				
OTHER AREA	25	5.12	5.36	1.60	7.18				
TOTAL RENT	359	13.42	12.79	9.35	16.74				
MISCELLANEOUS	272	.42	.12	.03	.42				
TOTAL INCOME	360	13.73	12.92	9.46	17.35				
EXPENSE									
CLEANING	376	.75	.69	.59	.84	.75	.69	.59	.86
REPAIR-MAINT	378	.81	.70	.54	.94	.82	.70	.55	.94
UTILITIES	363	1.51	1.46	1.22	1.75	1.52	1.46	1.22	1.77
RDS/GRNDS/SEC	374	.45	.38	.24	.56	.45	.38	.24	.57
ADMINISTRATIVE	376	.81	.76	.59	.96	.82	.76	.59	.99
TOTAL OPER EXP	356	4.33	4.07	3.58	4.76	4.38	4.12	3.59	4.86
FIXED EXPENSES	375	1.72	1.52	1.17	2.00	1.74	1.53	1.17	2.02
TOTAL OPER+FIX	352	6.05	5.65	4.85	6.82	6.12	5.67	4.86	6.91
LEASING EXP	308	1.43	.83	.23	1.83				
TOTAL PAYROLL	338	.64	.53	.38	.76				
TOTAL CONTRACT	356	1.72	1.64	1.35	2.01				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6659	363
AVG SQFT/RETAIL TENANT	1849	57
AVG SQFT/OFFICE WORKER	270	280
AVG % OFFICE OCCUPANCY	84.5	376
AVG % RETAIL OCCUPANCY	87.5	57
AVG $ RATE YR-END RENT	16.35	333
RENTABLE/GROSS SQFT	.94	280

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.75	348
PAYROLL	.24	82
CONTRACT	.61	342
SUP/MAT/MISC	.06	279
TRASH REMOVAL	.05	318
REPR/MAINT TOTAL	.82	353
PAYROLL	.36	284
ELEVATOR	.11	346
HVAC	.14	339
ELECTRICAL	.05	302
STRUCT/ROOF	.06	165
PLUMBING	.02	274
FIRE/LIFE SFTY	.03	204
OTHER MAINT/SUP	.17	338

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.51	340
ELECTRICAL	1.37	336
GAS	.13	118
FUEL OIL	.06	34
PURCH STEAM	.52	2
PURCH CH WTR	.52	9
COAL		
WATER/SEWER	.08	333
RDS/GNDS/SEC TOTAL	.45	352
RDS/GNDS TOTAL	.21	324
RDS/GNDS PAYRL	.10	54
RDS/GNDS CONTR	.15	308
RDS/GNDS OTHER	.07	221

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.26	322
SEC PAYROLL	.33	37
SEC CONTRACTS	.23	296
SEC OTHER	.04	62
ADMIN TOTAL	.81	364
PAYROLL	.28	264
MGMT FEES	.46	313
PROF FEES	.07	244
GEN OFC EXP	.08	273
OTHER ADM EXP	.07	241

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.70	347
REAL ESTATE TAX	1.51	347
BUILDING INS	.16	340
PERS PROP TAX	.09	94
OTHER TAX	.09	69
LEASING EXPENSES	1.52	287
ADV/PROMOTION	.07	215
COMMISSIONS	.43	222
PROF FEES	.12	104
TENANT ALTS	1.26	215
BUY-OUTS	.26	29
OTHER LEASING	.22	106

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.64	336
CLEANING	.24	82
REPAIR/MAINT	.36	284
RDS/GROUNDS	.10	54
SECURITY	.33	37
ADMINISTRATIVE	.28	264
TOTAL CONTRACTS	1.72	356
CLEANING	.61	342
REPAIR/MAINT	.36	352
RDS/GROUNDS	.15	308
SECURITY	.23	296
ADMINISTRATIVE	.51	327

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Location/Size Analysis

SUBURBAN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	77 BLDS	31,372,444 SQ. FT.				30,567,445 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	71					13.66	12.94	10.40	15.85
RETAIL AREA	28	11.28	9.65	6.27	17.41				
OTHER AREA	11	2.66	9.30	3.85	12.30				
TOTAL RENT	71	13.58	13.45	10.26	15.81				
MISCELLANEOUS	60	.42	.22	.05	.44				
TOTAL INCOME	71	13.94	13.95	10.44	16.43				
EXPENSE									
CLEANING	76	.77	.72	.58	.88	.78	.74	.58	.90
REPAIR-MAINT	77	1.00	.89	.72	1.06	1.02	.89	.72	1.11
UTILITIES	76	1.47	1.35	1.16	1.73	1.49	1.36	1.16	1.75
RDS/GRNDS/SEC	76	.46	.35	.29	.59	.48	.38	.29	.59
ADMINISTRATIVE	76	.85	.77	.57	1.05	.87	.79	.60	1.06
TOTAL OPER EXP	75	4.59	4.29	3.73	5.09	4.71	4.34	3.89	5.35
FIXED EXPENSES	76	1.78	1.56	1.30	1.97	1.83	1.61	1.32	2.05
TOTAL OPER+FIX	75	6.38	6.06	5.25	6.87	6.55	6.22	5.35	7.36
LEASING EXP	63	1.37	.83	.27	1.75				
TOTAL PAYROLL	71	.73	.53	.43	.74				
TOTAL CONTRACT	74	1.71	1.66	1.28	2.22				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8184	69
AVG SQFT/RETAIL TENANT	3123	29
AVG SQFT/OFFICE WORKER	267	58
AVG % OFFICE OCCUPANCY	84.5	76
AVG % RETAIL OCCUPANCY	85.6	29
AVG $ RATE YR-END RENT	16.91	68
RENTABLE/GROSS SQFT	.93	65

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.75	72
PAYROLL	.24	25
CONTRACT	.59	71
SUP/MAT/MISC	.05	67
TRASH REMOVAL	.04	69
REPR/MAINT TOTAL	1.01	74
PAYROLL	.35	64
ELEVATOR	.18	72
HVAC	.12	69
ELECTRICAL	.05	63
STRUCT/ROOF	.08	39
PLUMBING	.03	63
FIRE/LIFE SFTY	.03	38
OTHER MAINT/SUP	.30	73

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.46	72
ELECTRICAL	1.30	72
GAS	.09	32
FUEL OIL	.01	20
PURCH STEAM		
PURCH CH WTR	.62	4
COAL		
WATER/SEWER	.09	70
RDS/GNDS/SEC TOTAL	.46	73
RDS/GNDS TOTAL	.18	69
RDS/GNDS PAYRL	.15	11
RDS/GNDS CONTR	.11	68
RDS/GNDS OTHER	.07	45

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.28	72
SEC PAYROLL	.30	16
SEC CONTRACTS	.24	62
SEC OTHER	.02	19
ADMIN TOTAL	.85	73
PAYROLL	.24	65
MGMT FEES	.49	60
PROF FEES	.07	44
GEN OFC EXP	.15	55
OTHER ADM EXP	.11	54

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.81	72
REAL ESTATE TAX	1.62	72
BUILDING INS	.17	72
PERS PROP TAX	.09	24
OTHER TAX	.05	22
LEASING EXPENSES	1.42	60
ADV/PROMOTION	.05	44
COMMISSIONS	.35	51
PROF FEES	.05	14
TENANT ALTS	1.13	49
BUY-OUTS	.67	7
OTHER LEASING	.23	28

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.73	71
CLEANING	.24	25
REPAIR/MAINT	.35	64
RDS/GROUNDS	.15	11
SECURITY	.30	16
ADMINISTRATIVE	.24	65
TOTAL CONTRACTS	1.71	74
CLEANING	.59	71
REPAIR/MAINT	.42	72
RDS/GROUNDS	.11	68
SECURITY	.24	62
ADMINISTRATIVE	.50	65

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	11,470,191 SQ. FT.				11,319,803 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					14.72	11.03	9.60	17.26
RETAIL AREA	3	8.67	7.83						
OTHER AREA			-						
TOTAL RENT	8	14.73	11.02	9.61	17.26				
MISCELLANEOUS	8	2.99	.35	.05	3.97				
TOTAL INCOME	8	17.39	11.39	9.69	20.95				
EXPENSE									
CLEANING	11	.90	.71	.58	1.02	.90	.71	.58	1.03
REPAIR-MAINT	11	1.48	.87	.65	1.82	1.49	.87	.66	1.82
UTILITIES	11	1.75	1.51	1.44	2.33	1.76	1.51	1.45	2.35
RDS/GRNDS/SEC	10	.57	.45	.35	.52	.58	.46	.35	.53
ADMINISTRATIVE	11	.59	.52	.41	.61	.59	.54	.41	.62
TOTAL OPER EXP	11	5.43	4.24	3.91	5.56	5.50	4.27	3.95	5.79
FIXED EXPENSES	10	1.96	1.87	1.55	2.13	1.99	1.93	1.56	2.13
TOTAL OPER+FIX	10	6.87	5.84	5.65	6.79	6.96	5.86	5.73	6.79
LEASING EXP	7	.79	.41	.26	1.31				
TOTAL PAYROLL	11	1.24	.47	.29	1.67				
TOTAL CONTRACT	11	1.67	1.64	1.36	1.85				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	24890	10
AVG SQFT/RETAIL TENANT	2122	5
AVG SQFT/OFFICE WORKER	313	9
AVG % OFFICE OCCUPANCY	88.0	11
AVG % RETAIL OCCUPANCY	71.8	5
AVG $ RATE YR-END RENT	16.34	8
RENTABLE/GROSS SQFT	.94	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.90	11
PAYROLL	.31	8
CONTRACT	.58	11
SUP/MAT/MISC	.07	9
TRASH REMOVAL	.05	8
REPR/MAINT TOTAL	1.48	11
PAYROLL	.70	10
ELEVATOR	.22	11
HVAC	.15	8
ELECTRICAL	.10	7
STRUCT/ROOF	.06	7
PLUMBING	.04	8
FIRE/LIFE SFTY	.01	7
OTHER MAINT/SUP	.37	10

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.76	11
ELECTRICAL	1.37	11
GAS	.06	5
FUEL OIL	.04	2
PURCH STEAM		
PURCH CH WTR	1.19	3
COAL		
WATER/SEWER	.10	11
RDS/GNDS/SEC TOTAL	.80	9
RDS/GNDS TOTAL	.22	9
RDS/GNDS PAYRL	.17	5
RDS/GNDS CONTR	.13	7
RDS/GNDS OTHER	.06	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.39	9
SEC PAYROLL	.74	2
SEC CONTRACTS	.21	9
SEC OTHER	.06	3
ADMIN TOTAL	.61	10
PAYROLL	.18	9
MGMT FEES	.43	7
PROF FEES	.05	5
GEN OFC EXP	.06	7
OTHER ADM EXP	.06	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.99	9
REAL ESTATE TAX	1.69	9
BUILDING INS	.14	9
PERS PROP TAX	.50	3
OTHER TAX	.01	3
LEASING EXPENSES	.85	6
ADV/PROMOTION	.05	3
COMMISSIONS	.31	6
PROF FEES	.05	2
TENANT ALTS	.70	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.24	11
CLEANING	.31	8
REPAIR/MAINT	.70	10
RDS/GROUNDS	.17	5
SECURITY	.74	2
ADMINISTRATIVE	.18	9
TOTAL CONTRACTS	1.67	11
CLEANING	.58	11
REPAIR/MAINT	.50	11
RDS/GROUNDS	.13	7
SECURITY	.21	9
ADMINISTRATIVE	.42	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Occupancy/Location Analyses

DOWNTOWN LESS THAN 25%

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	19 BLDS	2,522,507 SQ. FT.				2,483,155 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					5.35	2.25	1.64	3.15
RETAIL AREA	2	20.63	16.94						
OTHER AREA									
TOTAL RENT	8	5.56	2.25	1.64	3.16				
MISCELLANEOUS	4	.07	.04	.00	.09				
TOTAL INCOME	15	5.22	1.88	1.26	2.85				
EXPENSE									
CLEANING	15	.33	.23	.09	.28	.33	.23	.10	.28
REPAIR-MAINT	17	.51	.23	.03	.92	.52	.23	.03	.92
UTILITIES	17	.86	.69	.30	1.19	.87	.69	.30	1.19
RDS/GRNDS/SEC	9	.37	.21	.10	.44	.36	.21	.11	.45
ADMINISTRATIVE	9	.57	.45	.35	1.02	.59	.47	.35	1.15
TOTAL OPER EXP	15	2.45	2.20	.92	2.97	2.50	2.20	.92	3.00
FIXED EXPENSES	9	1.82	1.24	.55	2.31	1.86	1.24	.55	2.34
TOTAL OPER + FIX	9	4.70	4.19	3.13	6.02	4.82	4.19	3.29	6.02
LEASING EXP	12	1.12	.27	.09	1.56				
TOTAL PAYROLL	7	.62	.88	.21	.94				
TOTAL CONTRACT	16	.99	.39	.03	1.24				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2051	9
AVG SQFT/RETAIL TENANT	1793	3
AVG SQFT/OFFICE WORKER	142	6
AVG % OFFICE OCCUPANCY	12.9	11
AVG % RETAIL OCCUPANCY	53.8	3
AVG $ RATE YR-END RENT	14.41	9
RENTABLE/GROSS SQFT	.96	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.42	8
PAYROLL		
CONTRACT	.38	8
SUP/MAT/MISC	.01	6
TRASH REMOVAL	.02	7
REPR/MAINT TOTAL	.56	16
PAYROLL	.39	6
ELEVATOR	.12	13
HVAC	.09	16
ELECTRICAL	.03	7
STRUCT/ROOF	.05	5
PLUMBING	.01	8
FIRE/LIFE SFTY	.03	4
OTHER MAINT/SUP	.11	10

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	.96	16
ELECTRICAL	.83	16
GAS	.10	5
FUEL OIL	.06	6
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	15
RDS/GNDS/SEC TOTAL	.41	8
RDS/GNDS TOTAL	.15	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.14	6
RDS/GNDS OTHER	.01	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.30	6
SEC PAYROLL		
SEC CONTRACTS	.20	6
SEC OTHER	.00	4
ADMIN TOTAL	.65	8
PAYROLL	.23	6
MGMT FEES	.27	8
PROF FEES	.10	7
GEN OFC EXP	.03	7
OTHER ADM EXP	.04	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.06	6
REAL ESTATE TAX	1.92	6
BUILDING INS	.13	8
PERS PROP TAX	.00	3
OTHER TAX		
LEASING EXPENSES	.99	10
ADV/PROMOTION	.03	5
COMMISSIONS	.38	9
PROF FEES	.12	2
TENANT ALTS	.69	2
BUY-OUTS		
OTHER LEASING	1.18	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.62	7
CLEANING		
REPAIR/MAINT	.39	6
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.23	6
TOTAL CONTRACTS	.99	16
CLEANING	.38	8
REPAIR/MAINT	.24	16
RDS/GROUNDS	.14	6
SECURITY	.29	6
ADMINISTRATIVE	.37	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 25%-50%

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	52 BLDS	11,896,087 SQ. FT.				11,163,433 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	46					5.67	4.26	2.94	6.82
RETAIL AREA	22	7.84	9.65	4.82	12.61				
OTHER AREA	7	4.13	2.96	2.60	5.77				
TOTAL RENT	47	5.78	4.78	3.15	6.73				
MISCELLANEOUS	31	.54	.13	.03	.31				
TOTAL INCOME	51	6.17	4.71	3.15	6.82				
EXPENSE									
CLEANING	51	.43	.41	.30	.50	.45	.43	.31	.50
REPAIR-MAINT	52	.75	.69	.49	.80	.78	.71	.51	.85
UTILITIES	52	1.10	1.07	.85	1.51	1.12	1.11	.87	1.53
RDS/GRNDS/SEC	45	.34	.30	.12	.43	.35	.32	.12	.45
ADMINISTRATIVE	48	.61	.51	.35	.86	.64	.56	.38	.90
TOTAL OPER EXP	50	3.15	3.20	2.59	3.63	3.27	3.37	2.63	3.79
FIXED EXPENSES	48	1.44	1.15	.77	1.50	1.49	1.19	.86	1.53
TOTAL OPER + FIX	46	4.53	4.44	3.66	5.24	4.71	4.74	4.04	5.48
LEASING EXP	50	1.32	.28	.07	.95				
TOTAL PAYROLL	37	.56	.53	.37	.70				
TOTAL CONTRACT	50	1.11	1.05	.80	1.44				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4977	47
AVG SQFT/RETAIL TENANT	1678	21
AVG SQFT/OFFICE WORKER	230	35
AVG % OFFICE OCCUPANCY	40.3	52
AVG % RETAIL OCCUPANCY	60.3	22
AVG $ RATE YR-END RENT	16.48	45
RENTABLE/GROSS SQFT	.93	34

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.43	44
PAYROLL	.06	12
CONTRACT	.36	43
SUP/MAT/MISC	.03	34
TRASH REMOVAL	.02	34
REPR/MAINT TOTAL	.73	50
PAYROLL	.32	33
ELEVATOR	.16	46
HVAC	.09	47
ELECTRICAL	.03	42
STRUCT/ROOF	.02	21
PLUMBING	.01	43
FIRE/LIFE SFTY	.01	28
OTHER MAINT/SUP	.16	47

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.11	50
ELECTRICAL	.99	49
GAS	.10	26
FUEL OIL	.01	5
PURCH STEAM	.14	4
PURCH CH WTR	.32	2
COAL		
WATER/SEWER	.05	47
RDS/GNDS/SEC TOTAL	.33	43
RDS/GNDS TOTAL	.11	30
RDS/GNDS PAYRL	.08	3
RDS/GNDS CONTR	.05	30
RDS/GNDS OTHER	.09	17

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.27	37
SEC PAYROLL	.22	9
SEC CONTRACTS	.18	35
SEC OTHER	.03	13
ADMIN TOTAL	.59	48
PAYROLL	.19	28
MGMT FEES	.26	42
PROF FEES	.06	36
GEN OFC EXP	.07	34
OTHER ADM EXP	.09	29

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.48	48
REAL ESTATE TAX	1.24	46
BUILDING INS	.21	44
PERS PROP TAX	.03	9
OTHER TAX	.07	11
LEASING EXPENSES	1.40	48
ADV/PROMOTION	.11	31
COMMISSIONS	.50	34
PROF FEES	.11	9
TENANT ALTS	1.01	21
BUY-OUTS	1.75	7
OTHER LEASING	.25	11

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.56	37
CLEANING	.06	12
REPAIR/MAINT	.32	33
RDS/GROUNDS	.06	3
SECURITY	.22	9
ADMINISTRATIVE	.19	28
TOTAL CONTRACTS	1.11	50
CLEANING	.36	43
REPAIR/MAINT	.30	50
RDS/GROUNDS	.05	30
SECURITY	.18	35
ADMINISTRATIVE	.31	45

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Occupancy/Location Analyses

DOWNTOWN 51%-75%

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	188 BLDS	41,809,327 SQ. FT.				39,952,206 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	145					9.79	8.83	6.25	11.70
RETAIL AREA	68	10.52	11.32	4.44	16.54				
OTHER AREA	17	1.35	3.74	1.47	9.40				
TOTAL RENT	150	9.78	8.65	6.71	11.58				
MISCELLANEOUS	99	.47	.12	.04	.45				
TOTAL INCOME	162	9.99	8.74	6.60	11.56				
EXPENSE									
CLEANING	161	.67	.58	.45	.73	.69	.60	.46	.73
REPAIR-MAINT	167	.99	.80	.52	1.14	1.02	.83	.55	1.18
UTILITIES	167	1.38	1.33	1.09	1.63	1.40	1.35	1.12	1.63
RDS/GRNDS/SEC	165	.36	.28	.16	.43	.38	.29	.16	.45
ADMINISTRATIVE	166	.78	.70	.45	.96	.82	.72	.45	.98
TOTAL OPER EXP	157	4.22	3.92	3.24	4.49	4.41	4.06	3.41	4.69
FIXED EXPENSES	167	1.62	1.18	.79	1.66	1.69	1.23	.80	1.71
TOTAL OPER + FIX	142	5.87	5.31	4.43	6.46	6.15	5.42	4.55	6.68
LEASING EXP	156	1.02	.32	.11	1.01				
TOTAL PAYROLL	131	.74	.64	.40	.95				
TOTAL CONTRACT	160	1.63	1.41	1.01	1.75				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5713	166
AVG SQFT/RETAIL TENANT	2189	82
AVG SQFT/OFFICE WORKER	252	110
AVG % OFFICE OCCUPANCY	65.0	188
AVG % RETAIL OCCUPANCY	69.1	85
AVG $ RATE YR-END RENT	15.60	167
RENTABLE/GROSS SQFT	.90	121

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.69	136
PAYROLL	.20	30
CONTRACT	.54	135
SUP/MAT/MISC	.05	111
TRASH REMOVAL	.05	122
REPR/MAINT TOTAL	1.01	167
PAYROLL	.39	111
ELEVATOR	.19	150
HVAC	.18	153
ELECTRICAL	.05	122
STRUCT/ROOF	.05	66
PLUMBING	.02	118
FIRE/LIFE SFTY	.15	92
OTHER MAINT/SUP	.17	147

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.39	150
ELECTRICAL	1.17	149
GAS	.17	80
FUEL OIL	.02	11
PURCH STEAM	.32	23
PURCH CH WTR	.52	3
COAL		
WATER/SEWER	.06	145
RDS/GNDS/SEC TOTAL	.37	138
RDS/GNDS TOTAL	.11	96
RDS/GNDS PAYRL	.11	9
RDS/GNDS CONTR	.08	92
RDS/GNDS OTHER	.03	52

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.29	119
SEC PAYROLL	.25	32
SEC CONTRACTS	.22	104
SEC OTHER	.02	49
ADMIN TOTAL	.77	138
PAYROLL	.30	100
MGMT FEES	.34	126
PROF FEES	.13	94
GEN OFC EXP	.07	101
OTHER ADM EXP	.11	106

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.56	139
REAL ESTATE TAX	1.37	139
BUILDING INS	.20	132
PERS PROP TAX	.02	35
OTHER TAX	.05	38
LEASING EXPENSES	1.14	129
ADV/PROMOTION	.10	91
COMMISSIONS	.34	104
PROF FEES	.09	31
TENANT ALTS	1.03	74
BUY-OUTS	.14	6
OTHER LEASING	.25	29

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.74	131
CLEANING	.20	30
REPAIR/MAINT	.39	111
RDS/GROUNDS	.11	9
SECURITY	.25	32
ADMINISTRATIVE	.30	100
TOTAL CONTRACTS	1.63	160
CLEANING	.54	135
REPAIR/MAINT	.53	157
RDS/GROUNDS	.08	92
SECURITY	.22	104
ADMINISTRATIVE	.41	133

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 75%

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	1098 BLDS	327,388,243 SQ. FT.				310,761,336 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	878					16.52	13.76	10.09	18.16
RETAIL AREA	451	17.48	15.09	9.51	24.28				
OTHER AREA	172	17.39	7.27	4.37	12.86				
TOTAL RENT	920	17.03	14.04	10.24	18.47				
MISCELLANEOUS	659	.92	.25	.05	.76				
TOTAL INCOME	935	17.70	14.24	10.52	19.02				
EXPENSE									
CLEANING	1036	1.25	.92	.69	1.27	1.29	.96	.70	1.31
REPAIR-MAINT	1097	1.53	1.07	.71	1.52	1.56	1.10	.72	1.57
UTILITIES	1032	1.86	1.68	1.35	2.08	1.88	1.71	1.37	2.10
RDS/GRNDS/SEC	1009	.45	.32	.20	.51	.48	.34	.21	.55
ADMINISTRATIVE	1040	.77	.71	.47	1.01	.81	.74	.49	1.08
TOTAL OPER EXP	1000	5.82	4.98	4.05	6.08	6.14	5.20	4.17	6.43
FIXED EXPENSES	1041	2.95	1.80	1.12	2.91	3.11	1.87	1.17	3.10
TOTAL OPER + FIX	964	8.78	6.87	5.56	8.90	9.27	7.29	5.75	9.53
LEASING EXP	840	1.06	.45	.14	1.18				
TOTAL PAYROLL	896	1.25	.76	.50	1.32				
TOTAL CONTRACT	1016	2.08	1.80	1.33	2.43				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9327	1007
AVG SQFT/RETAIL TENANT	2968	556
AVG SQFT/OFFICE WORKER	254	808
AVG % OFFICE OCCUPANCY	93.2	1098
AVG % RETAIL OCCUPANCY	91.1	579
AVG $ RATE YR-END RENT	21.47	898
RENTABLE/GROSS SQFT	.91	700

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.26	946
PAYROLL	.64	347
CONTRACT	.59	906
SUP/MAT/MISC	.08	600
TRASH REMOVAL	.08	830
REPR/MAINT TOTAL	1.55	1000
PAYROLL	.63	792
ELEVATOR	.26	955
HVAC	.19	947
ELECTRICAL	.12	837
STRUCT/ROOF	.19	453
PLUMBING	.03	753
FIRE/LIFE SFTY	.04	555
OTHER MAINT/SUP	.33	958

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.87	977
ELECTRICAL	1.56	954
GAS	.13	476
FUEL OIL	.06	144
PURCH STEAM	.42	197
PURCH CH WTR	.60	41
COAL		
WATER/SEWER	.06	913
RDS/GNDS/SEC TOTAL	.48	927
RDS/GNDS TOTAL	.09	577
RDS/GNDS PAYRL	.07	142
RDS/GNDS CONTR	.06	527
RDS/GNDS OTHER	.05	383

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.41	839
SEC PAYROLL	.35	311
SEC CONTRACTS	.27	715
SEC OTHER	.04	341
ADMIN TOTAL	.78	954
PAYROLL	.30	658
MGMT FEES	.46	694
PROF FEES	.09	617
GEN OFC EXP	.10	730
OTHER ADM EXP	.11	674

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.00	947
REAL ESTATE TAX	2.72	947
BUILDING INS	.24	929
PERS PROP TAX	.13	191
OTHER TAX	.10	275
LEASING EXPENSES	1.09	769
ADV/PROMOTION	.06	466
COMMISSIONS	.28	551
PROF FEES	.08	215
TENANT ALTS	.97	526
BUY-OUTS	.42	41
OTHER LEASING	.16	187

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.25	898
CLEANING	.64	347
REPAIR/MAINT	.63	792
RDS/GROUNDS	.07	142
SECURITY	.35	311
ADMINISTRATIVE	.30	658
TOTAL CONTRACTS	2.06	1016
CLEANING	.69	906
REPAIR/MAINT	.70	995
RDS/GROUNDS	.06	527
SECURITY	.27	715
ADMINISTRATIVE	.47	783

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Occupancy/Location Analyses

SUBURBAN LESS THAN 25%

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	17 BLDS	1,894,966 SQ. FT.				1,868,453 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	13					8.10	2.25	1.06	7.80
RETAIL AREA	2	22.53	20.14						
OTHER AREA									
TOTAL RENT	13	8.43	2.25	1.06	7.80				
MISCELLANEOUS	9	.33	.02	.01	.33				
TOTAL INCOME	13	8.73	2.25	1.06	7.86				
EXPENSE									
CLEANING	16	.44	.32	.12	.71	.44	.32	.12	.71
REPAIR-MAINT	16	.73	.60	.37	.94	.73	.60	.40	.94
UTILITIES	16	1.02	1.03	.77	1.23	1.03	1.06	.77	1.23
RDS/GRNDS/SEC	15	.42	.32	.17	.57	.42	.32	.18	.57
ADMINISTRATIVE	15	.70	.57	.27	.94	.71	.57	.27	.94
TOTAL OPER EXP	16	3.29	3.02	2.20	4.25	3.34	3.11	2.22	4.25
FIXED EXPENSES	15	1.06	.72	.60	1.38	1.06	.72	.60	1.41
TOTAL OPER+FIX	15	4.37	4.22	3.01	5.32	4.43	4.22	3.02	5.32
LEASING EXP	12	2.10	1.23	.29	2.83				
TOTAL PAYROLL	8	.57	.54	.12	.84				
TOTAL CONTRACT	13	1.41	1.25	.80	1.82				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1938	14
AVG SQFT/RETAIL TENANT	1861	2
AVG SQFT/OFFICE WORKER	232	8
AVG % OFFICE OCCUPANCY	15.5	15
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	13.67	14
RENTABLE/GROSS SQFT	.86	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.32	11
PAYROLL		
CONTRACT	.29	11
SUP/MAT/MISC	.02	8
TRASH REMOVAL	.02	12
REPR/MAINT TOTAL	.65	13
PAYROLL	.54	3
ELEVATOR	.11	9
HVAC	.23	13
ELECTRICAL	.04	12
STRUCT/ROOF	.15	4
PLUMBING	.01	9
FIRE/LIFE SFTY	.01	5
OTHER MAINT/SUP	.12	11

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	.92	13
ELECTRICAL	.82	13
GAS	.10	8
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	13
RDS/GNDS/SEC TOTAL	.34	12
RDS/GNDS TOTAL	.14	12
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.14	12
RDS/GNDS OTHER	.00	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.22	7
SEC PAYROLL		
SEC CONTRACTS	.22	7
SEC OTHER	.01	3
ADMIN TOTAL	.65	12
PAYROLL	.30	8
MGMT FEES	.27	11
PROF FEES	.20	3
GEN OFC EXP	.06	8
OTHER ADM EXP	.05	9

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.94	12
REAL ESTATE TAX	.81	12
BUILDING INS	.12	11
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	3.33	9
ADV/PROMOTION	.06	7
COMMISSIONS	.63	6
PROF FEES		
TENANT ALTS	2.80	6
BUY-OUTS	.50	2
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.57	8
CLEANING		
REPAIR/MAINT	.54	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.30	8
TOTAL CONTRACTS	1.41	13
CLEANING	.29	11
REPAIR/MAINT	.40	13
RDS/GROUNDS	.14	12
SECURITY	.22	7
ADMINISTRATIVE	.41	11

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 25%-50%

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	159 BLDS	13,763,858 SQ. FT.				13,558,460 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	140					5.33	5.27	3.55	6.55
RETAIL AREA	11	6.99	7.18	2.55	10.78				
OTHER AREA									
TOTAL RENT	143	5.28	5.26	3.52	6.67				
MISCELLANEOUS	82	.17	.05	.02	.21				
TOTAL INCOME	146	5.47	5.30	3.55	6.92				
EXPENSE									
CLEANING	153	.38	.36	.31	.47	.39	.36	.31	.47
REPAIR-MAINT	159	.55	.54	.36	.67	.55	.54	.36	.67
UTILITIES	159	1.09	1.12	.92	1.35	1.10	1.12	.92	1.35
RDS/GRNDS/SEC	144	.33	.29	.20	.40	.34	.29	.20	.41
ADMINISTRATIVE	151	.65	.59	.37	.82	.66	.60	[illegible]	.84
TOTAL OPER EXP	153	2.99	3.00	2.55	3.53	3.04	3.01	2.57	3.53
FIXED EXPENSES	150	1.35	1.18	.90	1.50	1.37	1.18	.90	1.53
TOTAL OPER+FIX	144	4.38	4.36	3.69	4.99	4.44	4.44	3.69	5.02
LEASING EXP	149	2.35	.49	.18	1.07				
TOTAL PAYROLL	124	.47	.43	.26	.62				
TOTAL CONTRACT	149	1.14	1.11	.80	1.41				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3069	156
AVG SQFT/RETAIL TENANT	2738	11
AVG SQFT/OFFICE WORKER	246	105
AVG % OFFICE OCCUPANCY	41.5	159
AVG % RETAIL OCCUPANCY	53.0	11
AVG $ RATE YR-END RENT	13.09	144
RENTABLE/GROSS SQFT	.95	94

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.39	140
PAYROLL	.09	11
CONTRACT	.32	140
SUP/MAT/MISC	.03	90
TRASH REMOVAL	.03	123
REPR/MAINT TOTAL	.54	148
PAYROLL	.21	106
ELEVATOR	.09	105
HVAC	.10	141
ELECTRICAL	.03	130
STRUCT/ROOF	.04	100
PLUMBING	.01	130
FIRE/LIFE SFTY	.05	87
OTHER MAINT/SUP	.14	140

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.10	159
ELECTRICAL	1.01	144
GAS	.06	49
FUEL OIL	.02	12
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	142
RDS/GNDS/SEC TOTAL	.33	134
RDS/GNDS TOTAL	.16	116
RDS/GNDS PAYRL	.03	5
RDS/GNDS CONTR	.14	115
RDS/GNDS OTHER	.04	82

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.20	106
SEC PAYROLL	.09	2
SEC CONTRACTS	.19	105
SEC OTHER	.04	25
ADMIN TOTAL	.66	141
PAYROLL	.33	101
MGMT FEES	.23	130
PROF FEES	.08	82
GEN OFC EXP	.09	113
OTHER ADM EXP	.05	91

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.37	139
REAL ESTATE TAX	1.24	130
BUILDING INS	.13	136
PERS PROP TAX	.01	27
OTHER TAX	.02	14
LEASING EXPENSES	2.42	141
ADV/PROMOTION	.11	97
COMMISSIONS	.45	114
PROF FEES	.10	65
TENANT ALTS	2.45	103
BUY-OUTS	.60	6
OTHER LEASING	.12	36

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.47	124
CLEANING	.09	11
REPAIR/MAINT	.21	106
RDS/GROUNDS	.03	5
SECURITY	.09	2
ADMINISTRATIVE	.33	101
TOTAL CONTRACTS	1.14	149
CLEANING	.32	140
REPAIR/MAINT	.27	146
RDS/GROUNDS	.14	115
SECURITY	.19	105
ADMINISTRATIVE	.29	133

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Occupancy/Location Analyses

SUBURBAN 51%-75%

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	358 BLDS	37,485,816 SQ. FT.				37,043,977 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	326					8.82	7.91	6.21	10.11
RETAIL AREA	19	9.75	9.91	7.30	17.40				
OTHER AREA	4	.72	1.26	.42	4.24				
TOTAL RENT	337	8.75	7.86	6.21	10.11				
MISCELLANEOUS	246	.44	.10	.03	.34				
TOTAL INCOME	339	9.10	8.28	6.36	10.27				
EXPENSE									
CLEANING	323	.57	.53	.45	.64	.57	.53	.45	.64
REPAIR-MAINT	356	.71	.65	.47	.80	.72	.65	.47	.80
UTILITIES	331	1.37	1.34	1.15	1.61	1.37	1.34	1.15	1.61
RDS/GRNDS/SEC	343	.37	.33	.20	.47	.37	.33	.20	.47
ADMINISTRATIVE	345	.74	.63	.44	.86	.75	.63	.44	.86
TOTAL OPER EXP	312	3.81	3.69	3.24	4.05	3.85	3.69	3.27	4.09
FIXED EXPENSES	347	1.42	1.20	.92	1.57	1.44	1.20	.92	1.59
TOTAL OPER+FIX	307	5.26	4.86	4.37	5.54	5.32	4.93	4.42	5.59
LEASING EXP	313	1.42	.73	.25	1.77				
TOTAL PAYROLL	265	.54	.47	.27	.66				
TOTAL CONTRACT	328	1.37	1.35	1.08	1.62				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1730	349
AVG SQFT/RETAIL TENANT	1889	28
AVG SQFT/OFFICE WORKER	270	261
AVG % OFFICE OCCUPANCY	65.3	358
AVG % RETAIL OCCUPANCY	71.0	28
AVG $ RATE YR-END RENT	14.10	337
RENTABLE/GROSS SQFT	.94	255

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.57	291
PAYROLL	.20	54
CONTRACT	.45	286
SUP/MAT/MISC	.05	234
TRASH REMOVAL	.03	256
REPR/MAINT TOTAL	.72	316
PAYROLL	.27	221
ELEVATOR	.12	234
HVAC	.13	302
ELECTRICAL	.04	259
STRUCT/ROOF	.06	184
PLUMBING	.02	246
FIRE/LIFE SFTY	.02	143
OTHER MAINT/SUP	.20	312

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.36	296
ELECTRICAL	1.23	293
GAS	.13	97
FUEL OIL	.01	13
PURCH STEAM		
PURCH CH WTR	.37	6
COAL		
WATER/SEWER	.07	269
RDS/GNDS/SEC TOTAL	.37	310
RDS/GNDS TOTAL	.18	282
RDS/GNDS PAYRL	.06	30
RDS/GNDS CONTR	.13	276
RDS/GNDS OTHER	.06	186

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.21	248
SEC PAYROLL	.22	17
SEC CONTRACTS	.20	238
SEC OTHER	.02	56
ADMIN TOTAL	.73	312
PAYROLL	.29	194
MGMT FEES	.34	290
PROF FEES	.08	217
GEN OFC EXP	.09	220
OTHER ADM EXP	.13	193

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.44	309
REAL ESTATE TAX	1.29	309
BUILDING INS	.14	300
PERS PROP TAX	.15	60
OTHER TAX	.10	61
LEASING EXPENSES	1.52	286
ADV/PROMOTION	.08	210
COMMISSIONS	.40	237
PROF FEES	.11	89
TENANT ALTS	1.29	203
BUY-OUTS	.79	20
OTHER LEASING	.13	76

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.54	265
CLEANING	.20	54
REPAIR/MAINT	.27	221
RDS/GROUNDS	.06	30
SECURITY	.22	17
ADMINISTRATIVE	.29	194
TOTAL CONTRACTS	1.37	328
CLEANING	.45	286
REPAIR/MAINT	.32	318
RDS/GROUNDS	.13	276
SECURITY	.20	238
ADMINISTRATIVE	.38	300

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN MORE THAN 75%

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	1336 BLDS	137,583,847 SQ. FT.				136,461,516 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	1162					14.26	12.94	10.20	18.20
RETAIL AREA	126	12.57	11.65	6.52	17.19				
OTHER AREA	53	10.64	6.09	3.52	10.57				
TOTAL RENT	1183	14.21	12.98	10.20	16.29				
MISCELLANEOUS	845	.61	.12	.03	.36				
TOTAL INCOME	1188	14.67	13.24	10.29	16.79				
EXPENSE									
CLEANING	1260	.82	.74	.62	.89	.83	.74	.63	.90
REPAIR-MAINT	1332	.95	.72	.52	.97	.96	.72	.52	.98
UTILITIES	1229	1.65	1.62	1.29	1.95	1.66	1.62	1.30	1.95
RDS/GRNDS/SEC	1235	.46	.34	.22	.51	.46	.35	.22	.52
ADMINISTRATIVE	1299	.79	.72	.53	.96	.81	.73	.54	.98
TOTAL OPER EXP	1200	4.88	4.32	3.70	5.03	4.96	4.34	3.74	5.08
FIXED EXPENSES	1291	1.79	1.46	1.08	1.97	1.82	1.48	1.08	1.98
TOTAL OPER+FIX	1181	6.64	5.87	5.04	7.02	6.74	5.90	5.07	7.08
LEASING EXP	1038	1.26	.62	.18	1.53				
TOTAL PAYROLL	1028	.74	.49	.30	.74				
TOTAL CONTRACT	1228	1.79	1.74	1.39	2.13				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2732	1254
AVG SQFT/RETAIL TENANT	2490	137
AVG SQFT/OFFICE WORKER	263	899
AVG % OFFICE OCCUPANCY	90.8	1336
AVG % RETAIL OCCUPANCY	86.5	139
AVG $ RATE YR-END RENT	16.42	1170
RENTABLE/GROSS SQFT	.93	875

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.82	1132
PAYROLL	.29	202
CONTRACT	.84	1110
SUP/MAT/MISC	.06	928
TRASH REMOVAL	.06	1049
REPR/MAINT TOTAL	.96	1230
PAYROLL	.41	907
ELEVATOR	.13	956
HVAC	.16	1148
ELECTRICAL	.06	975
STRUCT/ROOF	.08	670
PLUMBING	.03	911
FIRE/LIFE SFTY	.03	577
OTHER MAINT/SUP	.23	1133

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.65	1141
ELECTRICAL	1.46	1113
GAS	.13	501
FUEL OIL	.05	88
PURCH STEAM	1.14	22
PURCH CH WTR	.08	11
COAL		
WATER/SEWER	.09	1005
RDS/GNDS/SEC TOTAL	.46	1148
RDS/GNDS TOTAL	.22	1048
RDS/GNDS PAYRL	.13	142
RDS/GNDS CONTR	.16	1014
RDS/GNDS OTHER	.08	684

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.27	867
SEC PAYROLL	.37	112
SEC CONTRACTS	.21	781
SEC OTHER	.04	221
ADMIN TOTAL	.80	1208
PAYROLL	.27	678
MGMT FEES	.51	1046
PROF FEES	.08	732
GEN OFC EXP	.09	786
OTHER ADM EXP	.07	793

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.79	1178
REAL ESTATE TAX	1.59	1176
BUILDING INS	.17	1116
PERS PROP TAX	.11	193
OTHER TAX	.07	184
LEASING EXPENSES	1.33	955
ADV/PROMOTION	.06	674
COMMISSIONS	.40	746
PROF FEES	.09	270
TENANT ALTS	1.12	653
BUY-OUTS	.19	54
OTHER LEASING	.23	258

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.74	1028
CLEANING	.29	202
REPAIR/MAINT	.41	907
RDS/GROUNDS	.13	142
SECURITY	.37	112
ADMINISTRATIVE	.27	678
TOTAL CONTRACTS	1.79	1228
CLEANING	.84	1110
REPAIR/MAINT	.41	1201
RDS/GROUNDS	.16	1014
SECURITY	.21	781
ADMINISTRATIVE	.54	1109

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

United States Private Sector:
City Analyses

Akron, OH

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	956,484 SQ. FT.				870,700 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					10.54	9.71	8.14	14.48
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	10.19	9.51	7.79	14.34				
MISCELLANEOUS	3	1.37	.89						
TOTAL INCOME	4	11.40	10.54	9.27	14.42				
EXPENSE									
CLEANING	6	.94	.83	.72	.97	.98	.86	.72	1.03
REPAIR-MAINT	6	.93	.76	.67	.88	.97	.78	.67	.95
UTILITIES	6	1.64	1.45	.99	2.44	1.88	1.51	1.07	2.44
RDS/GRNDS/SEC	6	.38	.35	.15	.49	.42	.38	.15	.55
ADMINISTRATIVE	6	.79	.71	.67	.76	.87	.79	.75	.83
TOTAL OPER EXP	6	4.68	4.31	4.06	6.03	5.14	4.66	4.36	6.68
FIXED EXPENSES	6	1.16	.95	.89	1.33	1.27	1.00	.93	1.43
TOTAL OPER+FIX	6	5.84	5.64	4.97	6.67	6.42	6.12	5.36	7.39
LEASING EXP	4	.61	.38	.16	.77				
TOTAL PAYROLL	6	.87	.93	.48	1.49				
TOTAL CONTRACT	6	1.76	1.63	1.28	1.95				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5796	6
AVG SQFT/RETAIL TENANT	1405	2
AVG SQFT/OFFICE WORKER	277	5
AVG % OFFICE OCCUPANCY	90.5	6
AVG % RETAIL OCCUPANCY	81.4	2
AVG $ RATE YR-END RENT	14.81	5
RENTABLE/GROSS SQFT	.90	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.94	6
PAYROLL		
CONTRACT	.77	5
SUP/MAT/MISC	.07	6
TRASH REMOVAL	.04	5
REPR/MAINT TOTAL	.93	6
PAYROLL	.35	5
ELEVATOR	.28	6
HVAC	.13	5
ELECTRICAL	.03	3
STRUCT/ROOF		
PLUMBING	.02	4
FIRE/LIFE SFTY	.04	2
OTHER MAINT/SUP	.15	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.64	6
ELECTRICAL	1.47	5
GAS	.09	2
FUEL OIL		
PURCH STEAM	.39	2
PURCH CH WTR		
COAL		
WATER/SEWER	.09	5
RDS/GNDS/SEC TOTAL	.38	6
RDS/GNDS TOTAL	.19	3
RDS/GNDS PAYRL	.09	2
RDS/GNDS CONTR	.03	3
RDS/GNDS OTHER	.09	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.26	6
SEC PAYROLL		
SEC CONTRACTS	.22	6
SEC OTHER	.02	4
ADMIN TOTAL	.79	6
PAYROLL	.36	6
MGMT FEES	.44	4
PROF FEES	.03	4
GEN OFC EXP	.05	5
OTHER ADM EXP	.11	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.16	6
REAL ESTATE TAX	.98	6
BUILDING INS	.18	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.61	4
ADV/PROMOTION	.01	3
COMMISSIONS	.15	2
PROF FEES		
TENANT ALTS	.92	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.87	6
CLEANING		
REPAIR/MAINT	.35	5
RDS/GROUNDS	.09	2
SECURITY		
ADMINISTRATIVE	.36	6
TOTAL CONTRACTS	1.76	6
CLEANING	.77	5
REPAIR/MAINT	.45	6
RDS/GROUNDS	.03	3
SECURITY	.22	6
ADMINISTRATIVE	.47	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	231,791 SQ. FT.				223,461 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					12.44	11.09		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	11.99	10.80						
MISCELLANEOUS	2	.55	.53						
TOTAL INCOME	3	12.42	10.80						
EXPENSE									
CLEANING	3	1.07	.72			1.11	.72		
REPAIR-MAINT	3	.81	.82			.83	.82		
UTILITIES	3	1.26	.99			1.29	1.07		
RDS/GRNDS/SEC	3	.28	.15			.29	.15		
ADMINISTRATIVE	3	1.13	.76			1.17	.82		
TOTAL OPER EXP	3	4.54	4.36			4.71	4.36		
FIXED EXPENSES	3	1.11	.99			1.15	.99		
TOTAL OPER+FIX	3	5.65	5.35			5.87	5.36		
LEASING EXP	3	.24	.24						
TOTAL PAYROLL	3	1.23	1.33						
TOTAL CONTRACT	3	1.26	1.28						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2524	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	319	2
AVG % OFFICE OCCUPANCY	96.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.82	2
RENTABLE/GROSS SQFT	.87	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.07	3
PAYROLL		
CONTRACT	.44	2
SUP/MAT/MISC	.25	3
TRASH REMOVAL	.03	2
REPR/MAINT TOTAL	.81	3
PAYROLL	.31	2
ELEVATOR	.16	3
HVAC	.15	2
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.29	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.26	3
ELECTRICAL	1.18	2
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	2
RDS/GNDS/SEC TOTAL	.28	3
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.26	3
SEC PAYROLL		
SEC CONTRACTS	.25	3
SEC OTHER		
ADMIN TOTAL	1.13	3
PAYROLL	.53	3
MGMT FEES	.41	2
PROF FEES	.08	2
GEN OFC EXP	.06	2
OTHER ADM EXP	.17	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.11	3
REAL ESTATE TAX	.82	3
BUILDING INS	.27	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.24	3
ADV/PROMOTION	.01	3
COMMISSIONS	.15	2
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.23	3
CLEANING		
REPAIR/MAINT	.31	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.53	3
TOTAL CONTRACTS	1.26	3
CLEANING	.44	2
REPAIR/MAINT	.28	3
RDS/GROUNDS		
SECURITY	.25	3
ADMINISTRATIVE	.48	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Albuquerque, NM

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS	1,108,228 SQ. FT.				1,098,378 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	17					12.97	13.45	10.09	16.39
RETAIL AREA									
OTHER AREA									
TOTAL RENT	17	12.86	13.46	10.09	15.71				
MISCELLANEOUS	10	1.16	.33	.0[illegible]	.42				
TOTAL INCOME	17	13.75	13.46	10.29	15.84				
EXPENSE									
CLEANING	16	.60	.60	.45	.67	.60	.60	.45	.67
REPAIR-MAINT	18	.52	.46	.41	.56	.52	.46	.41	.56
UTILITIES	17	1.74	1.80	1.71	1.93	1.74	1.80	1.71	1.93
RDS/GRNDS/SEC	18	.26	.21	.19	.24	.27	.21	.19	.25
ADMINISTRATIVE	18	.91	.71	.64	.89	.91	.77	.64	.89
TOTAL OPER EXP	16	4.10	3.93	3.73	4.49	4.15	4.14	3.74	4.57
FIXED EXPENSES	17	.82	.79	.65	1.04	.82	.81	.67	1.04
TOTAL OPER+FIX	16	4.92	4.79	4.52	5.20	4.97	4.81	4.55	5.33
LEASING EXP	11	.84	.29	.15	1.23				
TOTAL PAYROLL	8	.54	.44	.23	.67				
TOTAL CONTRACT	16	1.52	1.55	1.39	1.74				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4236	17
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	247	10
AVG % OFFICE OCCUPANCY	81.5	18
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.90	18
RENTABLE/GROSS SQFT	.92	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.59	15
PAYROLL		
CONTRACT	.53	15
SUP/MAT/MISC	.06	11
TRASH REMOVAL	.02	10
REPR/MAINT TOTAL	.53	18
PAYROLL	.19	7
ELEVATOR	.08	13
HVAC	.14	16
ELECTRICAL	.04	8
STRUCT/ROOF	.01	6
PLUMBING	.02	8
FIRE/LIFE SFTY	.01	5
OTHER MAINT/SUP	.19	16

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.73	18
ELECTRICAL	1.55	15
GAS	.11	14
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	15
RDS/GNDS/SEC TOTAL	.23	18
RDS/GNDS TOTAL	.16	16
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.14	16
RDS/GNDS OTHER	.05	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.07	14
SEC PAYROLL		
SEC CONTRACTS	.07	14
SEC OTHER	.01	6
ADMIN TOTAL	.95	18
PAYROLL	.45	7
MGMT FEES	.54	16
PROF FEES	.10	3
GEN OFC EXP	.07	9
OTHER ADM EXP	.18	10

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.77	18
REAL ESTATE TAX	.67	15
BUILDING INS	.10	15
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.96	10
ADV/PROMOTION	.11	9
COMMISSIONS	.19	7
PROF FEES	.20	6
TENANT ALTS	.58	8
BUY-OUTS		
OTHER LEASING	.05	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.54	8
CLEANING		
REPAIR/MAINT	.19	7
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.45	7
TOTAL CONTRACTS	1.52	16
CLEANING	.53	15
REPAIR/MAINT	.26	16
RDS/GROUNDS	.14	16
SECURITY	.07	14
ADMINISTRATIVE	.55	16

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	78,746 SQ. FT.				78,746 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					8.60	8.14		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	8.60	8.14						
MISCELLANEOUS									
TOTAL INCOME	3	8.84	8.53						
EXPENSE									
CLEANING	2	.45	.44			.45	.44		
REPAIR-MAINT	3	.82	.50			.82	.50		
UTILITIES	3	1.67	1.67			1.67	1.67		
RDS/GRNDS/SEC	3	.20	.23			.20	.23		
ADMINISTRATIVE	3	.53	.54			.53	.54		
TOTAL OPER EXP	2	3.73	3.52			3.73	3.52		
FIXED EXPENSES	3	.85	.88			.85	.88		
TOTAL OPER+FIX	2	4.55	4.29			4.55	4.29		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	2	1.44	1.41						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1925	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	70.9	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.02	3
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.45	2
PAYROLL		
CONTRACT	.44	2
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	.89	2
PAYROLL		
ELEVATOR		
HVAC	.27	2
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.38	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.63	2
ELECTRICAL	1.44	2
GAS	.06	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	2
RDS/GNDS/SEC TOTAL	.19	2
RDS/GNDS TOTAL	.11	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.09	2
SEC PAYROLL		
SEC CONTRACTS	.06	2
SEC OTHER		
ADMIN TOTAL	.56	2
PAYROLL		
MGMT FEES	.49	2
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.83	2
REAL ESTATE TAX	.66	2
BUILDING INS	.17	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.44	2
CLEANING	.44	2
REPAIR/MAINT	.37	2
RDS/GROUNDS	.07	2
SECURITY	.06	2
ADMINISTRATIVE	.49	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Albuquerque, NM

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	238,986 SQ. FT.				229,114 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					15.62	15.65		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	14.85	13.79						
MISCELLANEOUS									
TOTAL INCOME	3	14.85	13.79						
EXPENSE									
CLEANING	3	.64	.63			.64	.63		
REPAIR-MAINT	4	.47	.45	.36	.56	.47	.45	.36	.56
UTILITIES	3	1.88	1.92			1.88	1.92		
RDS/GRNDS/SEC	4	.21	.20	.20	.22	.22	.22	.20	.23
ADMINISTRATIVE	4	.76	.73	.66	.86	.79	.78	.72	.86
TOTAL OPER EXP	3	4.03	3.89			4.28	4.57		
FIXED EXPENSES	3	.77	.70			.82	.74		
TOTAL OPER+FIX	3	4.80	4.51			5.10	5.37		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	4	1.66	1.62	1.30	1.97				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3858	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	96.9	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.70	4
RENTABLE/GROSS SQFT	.94	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.64	3
PAYROLL		
CONTRACT	.61	3
SUP/MAT/MISC	.03	3
TRASH REMOVAL		
REPR/MAINT TOTAL	.47	4
PAYROLL		
ELEVATOR	.06	4
HVAC	.16	4
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.24	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.88	3
ELECTRICAL	1.63	3
GAS	.16	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	3
RDS/GNDS/SEC TOTAL	.21	4
RDS/GNDS TOTAL	.17	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.17	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.04	4
SEC PAYROLL		
SEC CONTRACTS	.04	4
SEC OTHER		
ADMIN TOTAL	.76	4
PAYROLL		
MGMT FEES	.76	4
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.77	3
REAL ESTATE TAX	.64	3
BUILDING INS	.13	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.66	4
CLEANING	.61	3
REPAIR/MAINT	.23	4
RDS/GROUNDS	.17	4
SECURITY	.04	4
ADMINISTRATIVE	.76	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	415,749 SQ. FT.				415,749 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					15.28	14.46		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	15.28	14.46						
MISCELLANEOUS	3	.11	.06						
TOTAL INCOME	3	15.40	14.75						
EXPENSE									
CLEANING	3	.65	.65			.65	.65		
REPAIR-MAINT	3	.44	.46			.44	.46		
UTILITIES	3	1.78	1.77			1.78	1.77		
RDS/GRNDS/SEC	3	.29	.19			.29	.19		
ADMINISTRATIVE	3	1.14	.88			1.14	.88		
TOTAL OPER EXP	3	4.30	4.14			4.30	4.14		
FIXED EXPENSES	3	.59	.65			.59	.65		
TOTAL OPER+FIX	3	4.89	4.81			4.89	4.81		
LEASING EXP	2	.16	.19						
TOTAL PAYROLL									
TOTAL CONTRACT	2	1.56	1.62						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4771	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	84.9	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.05	3
RENTABLE/GROSS SQFT	.93	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.63	2
PAYROLL		
CONTRACT	.56	2
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	.43	2
PAYROLL		
ELEVATOR	.12	2
HVAC	.07	2
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.21	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.78	2
ELECTRICAL	1.71	2
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	2
RDS/GNDS/SEC TOTAL	.17	2
RDS/GNDS TOTAL	.11	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.06	2
SEC PAYROLL		
SEC CONTRACTS	.06	2
SEC OTHER		
ADMIN TOTAL	1.34	2
PAYROLL		
MGMT FEES	.57	2
PROF FEES		
GEN OFC EXP	.06	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.38	2
REAL ESTATE TAX	.31	2
BUILDING INS	.06	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
F.DS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.56	2
CLEANING	.55	2
REPAIR/MAINT	.22	2
RDS/GROUNDS	.11	2
SECURITY	.06	2
ADMINISTRATIVE	.61	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Atlanta, GA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	31 BLDS	9,906,675 SQ. FT.				8,860,324 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	26					10.62	10.53	9.71	12.00
RETAIL AREA	11	13.13	14.69	11.54	16.62				
OTHER AREA									
TOTAL RENT	27	11.33	10.93	9.77	12.31				
MISCELLANEOUS	21	1.15	.78	.14	1.18				
TOTAL INCOME	28	12.26	11.43	10.24	13.88				
EXPENSE									
CLEANING	30	.74	.74	.62	.82	.75	.75	.63	.87
REPAIR-MAINT	31	.74	.75	.51	.96	.75	.75	.51	.95
UTILITIES	30	1.54	1.54	1.33	1.75	1.54	1.54	1.33	1.77
RDS/GRNDS/SEC	28	.43	.46	.26	.57	.44	.46	.26	.60
ADMINISTRATIVE	28	.94	.99	.63	1.33	.97	1.03	.65	1.41
TOTAL OPER EXP	30	4.38	4.29	3.88	5.12	4.49	4.36	3.93	5.32
FIXED EXPENSES	27	1.75	1.70	1.24	1.77	1.80	1.70	1.24	1.88
TOTAL OPER+FIX	27	6.19	6.09	5.46	6.84	6.36	6.13	5.74	7.26
LEASING EXP	29	1.05	.67	.43	1.47				
TOTAL PAYROLL	24	.75	.69	.55	.96				
TOTAL CONTRACT	28	1.55	1.60	1.27	1.85				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9926	26
AVG SQFT/RETAIL TENANT	2188	14
AVG SQFT/OFFICE WORKER	288	23
AVG % OFFICE OCCUPANCY	88.5	31
AVG % RETAIL OCCUPANCY	82.3	14
AVG $ RATE YR-END RENT	18.37	26
RENTABLE/GROSS SQFT	.89	22

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.75	25
PAYROLL	.41	4
CONTRACT	.63	24
SUP/MAT/MISC	.09	22
TRASH REMOVAL	.04	23
REPR/MAINT TOTAL	.68	28
PAYROLL	.35	19
ELEVATOR	.16	28
HVAC	.10	26
ELECTRICAL	.04	24
STRUCT/ROOF	.01	11
PLUMBING	.01	23
FIRE/LIFE SFTY	.03	17
OTHER MAINT/SUP	.15	24

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.61	27
ELECTRICAL	1.33	27
GAS	.16	13
FUEL OIL	.01	9
PURCH STEAM	.24	2
PURCH CH WTR		
COAL		
WATER/SEWER	.09	27
RDS/GNDS/SEC TOTAL	.43	25
RDS/GNDS TOTAL	.07	20
RDC/GNDS PAYRL		
RDS/GNDS CONTR	.06	20
RDS/GNDS OTHER	.02	12

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.38	24
SEC PAYROLL	.22	6
SEC CONTRACTS	.35	22
SEC OTHER	.01	8
ADMIN TOTAL	.91	25
PAYROLL	.37	21
MGMT FEES	.41	19
PROF FEES	.14	19
GEN OFC EXP	.07	21
OTHER ADM EXP	.16	18

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.68	24
REAL ESTATE TAX	1.52	24
BUILDING INS	.42	25
PERS PROP TAX	.06	10
OTHER TAX	.00	6
LEASING EXPENSES	1.15	26
ADV/PROMOTION	.08	16
COMMISSIONS	.21	21
PROF FEES	.26	6
TENANT ALTS	.95	22
BUY-OUTS		
OTHER LEASING	.19	9

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.75	24
CLEANING	.41	4
REPAIR/MAINT	.36	19
RDS/GROUNDS		
SECURITY	.22	6
ADMINISTRATIVE	.37	21
TOTAL CONTRACTS	1.56	28
CLEANING	.63	24
REPAIR/MAINT	.32	28
RDS/GROUNDS	.06	20
SECURITY	.35	22
ADMINISTRATIVE	.43	22

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	1,706,245 SQ. FT.				1,689,121 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					9.80	10.35	9.43	11.48
RETAIL AREA	2	14.33	13.79						
OTHER AREA									
TOTAL RENT	8	9.97	10.35	9.74	11.96				
MISCELLANEOUS	5	.75	.87	.17	1.29				
TOTAL INCOME	8	10.44	10.81	10.24	11.96				
EXPENSE									
CLEANING	9	.67	.66	.50	.80	.67	.66	.50	.80
REPAIR-MAINT	10	.68	.66	.34	.92	.69	.66	.35	.92
UTILITIES	9	1.53	1.49	1.31	1.78	1.53	1.49	1.32	1.78
RDS/GRNDS/SEC	8	.52	.45	.27	.69	.52	.48	.27	.70
ADMINISTRATIVE	8	.93	.68	.57	1.53	.94	.68	.57	1.63
TOTAL OPER EXP	9	4.24	3.96	3.66	5.03	4.29	4.20	3.66	5.03
FIXED EXPENSES	8	1.28	1.44	1.07	1.74	1.30	1.52	1.07	1.74
TOTAL OPER+FIX	8	5.74	5.90	4.76	6.44	5.82	5.94	5.00	6.44
LEASING EXP	9	.55	.56	.22	.86				
TOTAL PAYROLL	7	.62	.60	.51	.70				
TOTAL CONTRACT	10	1.53	1.55	1.26	1.85				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5119	7
AVG SQFT/RETAIL TENANT	3289	2
AVG SQFT/OFFICE WORKER	303	6
AVG % OFFICE OCCUPANCY	87.1	10
AVG % RETAIL OCCUPANCY	76.8	2
AVG $ RATE YR-END RENT	13.83	7
RENTABLE/GROSS SQFT	.86	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.67	8
PAYROLL		
CONTRACT	.54	8
SUP/MAT/MISC	.08	7
TRASH REMOVAL	.05	7
REPR/MAINT TOTAL	.68	10
PAYROLL	.40	6
ELEVATOR	.12	10
HVAC	.10	9
ELECTRICAL	.06	7
STRUCT/ROOF	.01	3
PLUMBING	.01	7
FIRE/LIFE SFTY	.11	6
OTHER MAINT/SUP	.12	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.53	9
ELECTRICAL	1.34	9
GAS	.08	4
FUEL OIL	.00	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	9
RDS/GNDS/SEC TOTAL	.52	8
RDS/GNDS TOTAL	.07	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	6
RDS/GNDS OTHER	.02	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.49	7
SEC PAYROLL		
SEC CONTRACTS	.47	7
SEC OTHER	.02	4
ADMIN TOTAL	.93	8
PAYROLL	.34	5
MGMT FEES	.48	5
PROF FEES	.46	4
GEN OFC EXP	.06	5
OTHER ADM EXP	.17	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.28	8
REAL ESTATE TAX	1.14	8
BUILDING INS	.12	8
PERS PROP TAX	.08	2
OTHER TAX		
LEASING EXPENSES	.55	9
ADV/PROMOTION	.09	5
COMMISSIONS	.36	7
PROF FEES	.02	3
TENANT ALTS	.25	8
BUY-OUTS		
OTHER LEASING	.07	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.62	7
CLEANING		
REPAIR/MAINT	.40	6
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.34	5
TOTAL CONTRACTS	1.53	10
CLEANING	.54	8
REPAIR/MAINT	.33	10
RDS/GROUNDS	.06	6
SECURITY	.47	7
ADMINISTRATIVE	.67	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Atlanta, GA

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	9 BLDS	3,863,570 SQ. FT.				3,711,413 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					11.17	10.87	10.04	12.33
RETAIL AREA	5	15.72	16.62	13.31	23.56				
OTHER AREA									
TOTAL RENT	9	12.22	11.27	10.04	14.88				
MISCELLANEOUS	7	.85	.78	.48	1.14				
TOTAL INCOME	9	12.87	11.71	10.71	15.35				
EXPENSE									
CLEANING	9	.81	.82	.76	.90	.83	.87	.76	.93
REPAIR-MAINT	9	.86	.85	.79	1.06	.87	.91	.80	1.07
UTILITIES	9	1.55	1.56	1.41	1.75	1.56	1.56	1.41	1.79
RDS/GRNDS/SEC	9	.41	.47	.28	.56	.42	.51	.29	.60
ADMINISTRATIVE	9	1.04	1.09	.80	1.32	1.06	1.15	.82	1.41
TOTAL OPER EXP	9	4.66	5.01	4.29	5.30	4.85	5.32	4.30	5.63
FIXED EXPENSES	8	1.70	1.74	1.54	1.77	1.78	1.85	1.58	1.90
TOTAL OPER+FIX	8	6.43	6.84	5.99	7.06	6.72	7.31	5.99	7.59
LEASING EXP	9	1.47	.89	.52	2.82				
TOTAL PAYROLL	8	.79	.89	.63	1.01				
TOTAL CONTRACT	8	1.85	1.81	1.60	1.95				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12493	8
AVG SQFT/RETAIL TENANT	1805	7
AVG SQFT/OFFICE WORKER	260	8
AVG % OFFICE OCCUPANCY	90.7	9
AVG % RETAIL OCCUPANCY	77.4	7
AVG $ RATE YR-END RENT	18.96	8
RENTABLE/GROSS SQFT	.92	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.82	8
PAYROLL		
CONTRACT	.69	8
SUP/MAT/MISC	.09	8
TRASH REMOVAL	.05	7
REPR/MAINT TOTAL	.86	8
PAYROLL	.40	7
ELEVATOR	.18	8
HVAC	.10	8
ELECTRICAL	.06	8
STRUCT/ROOF	.02	3
PLUMBING	.01	7
FIRE/LIFE SFTY	.01	6
OTHER MAINT/SUP	.17	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.56	8
ELECTRICAL	1.33	8
GAS	.19	5
FUEL OIL	.01	4
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	8
RDS/GNDS/SEC TOTAL	.40	8
RDS/GNDS TOTAL	.05	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	8
RDS/GNDS OTHER	.02	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	8
SEC PAYROLL	.28	4
SEC CONTRACTS	.23	8
SEC OTHER	.01	3
ADMIN TOTAL	1.11	8
PAYROLL	.34	8
MGMT FEES	.52	6
PROF FEES	.14	7
GEN OFC EXP	.08	7
OTHER ADM EXP	.16	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.70	8
REAL ESTATE TAX	1.55	8
BUILDING INS	.16	8
PERS PROP TAX	.00	3
OTHER TAX	.00	3
LEASING EXPENSES	1.64	8
ADV/PROMOTION	.09	7
COMMISSIONS	.16	6
PROF FEES	.36	2
TENANT ALTS	1.15	8
BUY-OUTS		
OTHER LEASING	.24	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.79	8
CLEANING		
REPAIR/MAINT	.40	7
RDS/GROUNDS		
SECURITY	.28	4
ADMINISTRATIVE	.34	8
TOTAL CONTRACTS	1.85	8
CLEANING	.69	8
REPAIR/MAINT	.36	8
RDS/GROUNDS	.04	8
SECURITY	.23	8
ADMINISTRATIVE	.50	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	95 BLDS	11,262,660 SQ. FT.				11,166,873 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	77					13.23	11.33	9.00	14.88
RETAIL AREA	5	4.01	7.52	1.95	9.11				
OTHER AREA									
TOTAL RENT	91	13.00	11.44	9.21	15.02				
MISCELLANEOUS	64	.63	.28	.10	.84				
TOTAL INCOME	92	13.50	11.55	9.77	15.23				
EXPENSE									
CLEANING	94	.78	.69	.60	.74	.79	.69	.60	.74
REPAIR-MAINT	95	.70	.68	.56	.84	.70	.69	.56	.84
UTILITIES	94	1.45	1.57	1.33	1.87	1.45	1.57	1.33	1.87
RDS/GRNDS/SEC	80	.51	.49	.30	.65	.51	.49	.30	.67
ADMINISTRATIVE	95	.87	.76	.60	1.01	.88	.77	.60	1.02
TOTAL OPER EXP	93	4.35	4.42	3.90	4.91	4.39	4.43	3.90	4.97
FIXED EXPENSES	95	1.46	1.32	1.02	1.53	1.47	1.32	1.02	1.57
TOTAL OPER+FIX	93	5.80	5.73	5.11	6.30	5.85	5.73	5.11	6.43
LEASING EXP	88	1.83	1.16	.66	2.84				
TOTAL PAYROLL	89	.53	.52	.45	.60				
TOTAL CONTRACT	80	1.81	1.75	1.41	1.97				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6655	91
AVG SQFT/RETAIL TENANT	1921	7
AVG SQFT/OFFICE WORKER	283	74
AVG % OFFICE OCCUPANCY	86.3	94
AVG % RETAIL OCCUPANCY	94.9	7
AVG $ RATE YR-END RENT	18.61	86
RENTABLE/GROSS SQFT	.95	49

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.80	79
PAYROLL	.13	15
CONTRACT	.67	79
SUP/MAT/MISC	.07	73
TRASH REMOVAL	.04	58
REPR/MAINT TOTAL	.69	93
PAYROLL	.28	86
ELEVATOR	.10	57
HVAC	.11	74
ELECTRICAL	.05	68
STRUCT/ROOF	.04	35
PLUMBING	.01	64
FIRE/LIFE SFTY	.02	29
OTHER MAINT/SUP	.16	78

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.44	87
ELECTRICAL	1.35	74
GAS	.07	13
FUEL OIL	.00	6
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	74
RDS/GNDS/SEC TOTAL	.51	73
RDS/GNDS TOTAL	.26	69
RDS/GNDS PAYRL	.08	12
RDS/GNDS CONTR	.18	65
RDS/GNDS OTHER	.12	42

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.26	82
SEC PAYROLL		
SEC CONTRACTS	.23	61
SEC OTHER	.04	25
ADMIN TOTAL	.86	88
PAYROLL	.28	56
MGMT FEES	.49	71
PROF FEES	.07	50
GEN OFC EXP	.15	51
OTHER ADM EXP	.13	52

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.52	73
REAL ESTATE TAX	1.38	73
BUILDING INS	.13	68
PERS PROP TAX	.25	19
OTHER TAX	.03	7
LEASING EXPENSES	1.86	83
ADV/PROMOTION	.05	57
COMMISSIONS	.69	58
PROF FEES	.06	10
TENANT ALTS	1.34	62
BUY-OUTS	.24	8
OTHER LEASING	.09	32

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.53	89
CLEANING	.13	15
REPAIR/MAINT	.28	86
RDS/GROUNDS	.08	12
SECURITY		
ADMINISTRATIVE	.28	56
TOTAL CONTRACTS	1.81	80
CLEANING	.67	79
REPAIR/MAINT	.30	74
RDS/GROUNDS	.18	65
SECURITY	.23	61
ADMINISTRATIVE	.53	72

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Atlanta, GA

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	204,439 SQ. FT.				204,439 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					7.92	9.10	6.07	11.43
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	10.19	10.43	8.80	11.52				
MISCELLANEOUS	4	.31	.11	.04	1.10				
TOTAL INCOME	7	10.46	10.84	10.08	11.55				
EXPENSE									
CLEANING	7	.57	.57	.51	.67	.57	.57	.51	.67
REPAIR-MAINT	8	.69	.65	.48	.82	.69	.65	.48	.82
UTILITIES	8	1.97	1.80	1.74	2.30	1.97	1.80	1.74	2.30
RDS/GRNDS/SEC	6	.40	.44	.15	.67	.40	.44	.15	.67
ADMINISTRATIVE	6	.56	.60	.30	.76	.56	.60	.30	.76
TOTAL OPER EXP	7	4.19	4.52	3.45	5.21	4.19	4.52	3.45	5.21
FIXED EXPENSES	8	1.21	1.07	.85	1.33	1.21	1.07	.85	1.33
TOTAL OPER+FIX	7	5.45	5.97	4.63	6.55	5.45	5.97	4.63	6.55
LEASING EXP	5	1.38	1.20	.56	2.82				
TOTAL PAYROLL	3	.47	.46						
TOTAL CONTRACT	7	1.78	1.93	.99	2.27				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3078	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	334	5
AVG % OFFICE OCCUPANCY	89.0	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.56	7
RENTABLE/GROSS SQFT	.98	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.61	6
PAYROLL		
CONTRACT	.52	6
SUP/MAT/MISC	.11	3
TRASH REMOVAL	.08	2
REPR/MAINT TOTAL	.73	7
PAYROLL	.23	3
ELEVATOR	.06	3
HVAC	.19	6
ELECTRICAL	.09	5
STRUCT/ROOF	.48	3
PLUMBING	.01	4
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.33	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.05	7
ELECTRICAL	1.89	7
GAS	.52	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	7
RDS/GNDS/SEC TOTAL	.46	5
RDS/GNDS TOTAL	.38	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.38	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.17	3
SEC PAYROLL		
SEC CONTRACTS	.17	3
SEC OTHER		
ADMIN TOTAL	.55	7
PAYROLL	.29	2
MGMT FEES	.39	6
PROF FEES	.19	4
GEN OFC EXP	.06	3
OTHER ADM EXP	.05	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.25	7
REAL ESTATE TAX	1.13	7
BUILDING INS	.12	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.38	5
ADV/PROMOTION	.14	5
COMMISSIONS	.13	3
PROF FEES		
TENANT ALTS	1.31	4
BUY-OUTS		
OTHER LEASING	.06	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.47	3
CLEANING		
REPAIR/MAINT	.23	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.29	2
TOTAL CONTRACTS	1.78	7
CLEANING	.52	6
REPAIR/MAINT	.52	6
RDS/GROUNDS	.38	5
SECURITY	.17	3
ADMINISTRATIVE	.42	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	11 BLDS	860,204 SQ. FT.				857,736 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					10.88	10.35	8.65	12.47
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9	10.88	10.27	8.65	12.49				
MISCELLANEOUS	8	1.33	.66	.38	1.01				
TOTAL INCOME	9	12.03	10.82	9.03	15.67				
EXPENSE									
CLEANING	11	.79	.65	.61	.71	.79	.65	.62	.71
REPAIR-MAINT	11	.78	.80	.55	.92	.79	.82	.55	.92
UTILITIES	10	1.89	1.93	1.76	2.05	1.90	1.93	1.76	2.05
RDS/GRNDS/SEC	11	.50	.52	.32	.64	.50	.52	.32	.64
ADMINISTRATIVE	11	.97	.86	.73	1.26	.97	.86	.73	1.26
TOTAL OPER EXP	10	4.93	4.84	4.29	5.08	4.94	4.84	4.29	5.08
FIXED EXPENSES	11	1.16	1.18	1.01	1.34	1.16	1.21	1.01	1.34
TOTAL OPER+FIX	10	6.05	5.70	5.39	6.42	6.07	5.70	5.39	6.42
LEASING EXP	8	.81	.78	.12	1.06				
TOTAL PAYROLL	10	.48	.50	.23	.53				
TOTAL CONTRACT	10	2.01	1.93	1.75	2.06				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7695	11
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	301	9
AVG % OFFICE OCCUPANCY	87.0	11
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.70	8
RENTABLE/GROSS SQFT	.97	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.64	10
PAYROLL	.07	2
CONTRACT	.55	10
SUP/MAT/MISC	.06	7
TRASH REMOVAL	.04	6
REPR/MAINT TOTAL	.74	10
PAYROLL	.21	8
ELEVATOR	.07	10
HVAC	.23	10
ELECTRICAL	.06	7
STRUCT/ROOF	.17	4
PLUMBING	.03	5
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.14	10

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.84	9
ELECTRICAL	1.69	9
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.15	9
RDS/GNDS/SEC TOTAL	.45	10
RDS/GNDS TOTAL	.27	9
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.29	8
RDS/GNDS OTHER	.01	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.20	10
SEC PAYROLL		
SEC CONTRACTS	.20	10
SEC OTHER		
ADMIN TOTAL	1.00	10
PAYROLL	.46	6
MGMT FEES	.57	9
PROF FEES	.15	5
GEN OFC EXP	.07	6
OTHER ADM EXP	.15	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.10	9
REAL ESTATE TAX	.98	9
BUILDING INS	.14	9
PERS PROP TAX	.66	2
OTHER TAX		
LEASING EXPENSES	.81	8
ADV/PROMOTION	.05	7
COMMISSIONS	.39	5
PROF FEES		
TENANT ALTS	.58	7
BUY-OUTS		
OTHER LEASING	.08	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.48	10
CLEANING	.07	2
REPAIR/MAINT	.21	8
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.46	6
TOTAL CONTRACTS	2.01	10
CLEANING	.55	10
REPAIR/MAINT	.44	10
RDS/GROUNDS	.29	8
SECURITY	.20	10
ADMINISTRATIVE	.65	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Atlanta, GA

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	25 BLDS	4,807,174 SQ. FT.				4,771,031 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	24					13.91	13.86	9.00	17.02
RETAIL AREA									
OTHER AREA									
TOTAL RENT	25	13.87	14.34	9.00	16.49				
MISCELLANEOUS	22	.64	.36	.13	.87				
TOTAL INCOME	25	14.42	15.06	9.00	17.17				
EXPENSE									
CLEANING	25	.73	.71	.65	.74	.73	.71	.65	.74
REPAIR-MAINT	25	.72	.66	.57	.83	.72	.66	.57	.83
UTILITIES	25	1.51	1.42	1.29	1.70	1.51	1.44	1.29	1.70
RDS/GRNDS/SEC	25	.53	.49	.37	.67	.53	.49	.37	.67
ADMINISTRATIVE	25	.80	.69	.62	.94	.80	.76	.62	.94
TOTAL OPER EXP	25	4.30	4.33	3.92	4.51	4.33	4.33	3.94	4.55
FIXED EXPENSES	25	1.48	1.33	1.21	1.65	1.49	1.35	1.21	1.75
TOTAL OPER+FIX	25	5.76	5.69	5.10	6.15	5.81	5.84	5.10	6.30
LEASING EXP	24	2.33	1.24	.68	3.05				
TOTAL PAYROLL	25	.55	.54	.48	.60				
TOTAL CONTRACT	25	1.67	1.69	1.36	1.89				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11057	22
AVG SQFT/RETAIL TENANT	1924	2
AVG SQFT/OFFICE WORKER	299	23
AVG % OFFICE OCCUPANCY	91.3	25
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	18.80	20
RENTABLE/GROSS SQFT	.94	23

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.73	25
PAYROLL	.15	8
CONTRACT	.57	25
SUP/MAT/MISC	.08	25
TRASH REMOVAL	.04	19
REPR/MAINT TOTAL	.72	25
PAYROLL	.31	24
ELEVATOR	.09	25
HVAC	.10	25
ELECTRICAL	.04	23
STRUCT/ROOF	.05	4
PLUMBING	.01	22
FIRE/LIFE SFTY	.02	13
OTHER MAINT/SUP	.16	24

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.51	25
ELECTRICAL	1.43	25
GAS		
FUEL OIL	.00	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	25
RDS/GNDS/SEC TOTAL	.53	25
RDS/GNDS TOTAL	.31	24
RDS/GNDS PAYRL	.11	4
RDS/GNDS CONTR	.21	21
RDS/GNDS OTHER	.16	15

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.23	24
SEC PAYROLL		
SEC CONTRACTS	.20	24
SEC OTHER	.08	9
ADMIN TOTAL	.80	25
PAYROLL	.26	18
MGMT FEES	.48	23
PROF FEES	.09	17
GEN OFC EXP	.10	18
OTHER ADM EXP	.09	17

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.48	25
REAL ESTATE TAX	1.35	25
BUILDING INS	.12	25
PERS PROP TAX	.02	7
OTHER TAX	.02	5
LEASING EXPENSES	2.33	24
ADV/PROMOTION	.04	20
COMMISSIONS	.98	19
PROF FEES	.04	7
TENANT ALTS	1.63	20
BUY-OUTS	.55	2
OTHER LEASING	.12	11

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.55	25
CLEANING	.15	8
REPAIR/MAINT	.31	24
RDS/GROUNDS	.11	4
SECURITY		
ADMINISTRATIVE	.26	18
TOTAL CONTRACTS	1.67	25
CLEANING	.57	25
REPAIR/MAINT	.26	25
RDS/GROUNDS	.21	21
SECURITY	.20	24
ADMINISTRATIVE	.54	23

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,861,397 SQ. FT.				1,816,676 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					15.58	15.09	12.22	18.05
RETAIL AREA	4	3.81	5.71	1.95	9.02				
OTHER AREA									
TOTAL RENT	4	15.31	14.85	11.99	17.74				
MISCELLANEOUS	4	.38	.22	.22	.58				
TOTAL INCOME	4	15.69	15.42	12.57	17.96				
EXPENSE									
CLEANING	4	1.19	1.17	1.11	1.28	1.19	1.17	1.12	1.28
REPAIR-MAINT	4	.87	.88	.76	1.01	.88	.88	.77	1.01
UTILITIES	4	1.18	1.05	.92	1.36	1.19	1.05	.92	1.38
RDS/GRNDS/SEC	4	.64	.66	.60	.67	.65	.68	.62	.69
ADMINISTRATIVE	4	1.39	1.37	1.21	1.60	1.42	1.41	1.24	1.64
TOTAL OPER EXP	4	5.28	5.34	5.12	5.41	5.41	5.46	5.23	5.55
FIXED EXPENSES	4	1.65	1.59	1.53	1.73	1.69	1.61	1.56	1.78
TOTAL OPER+FIX	4	6.92	6.87	6.68	7.11	7.09	7.02	6.83	7.29
LEASING EXP	4	1.33	.91	.69	1.99				
TOTAL PAYROLL	4	.74	.67	.59	.83				
TOTAL CONTRACT	4	2.43	2.54	2.25	2.69				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4902	4
AVG SQFT/RETAIL TENANT	2124	4
AVG SQFT/OFFICE WORKER	305	3
AVG % OFFICE OCCUPANCY	81.5	4
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	21.66	4
RENTABLE/GROSS SQFT	.93	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.19	4
PAYROLL		
CONTRACT	1.07	4
SUP/MAT/MISC	.08	4
TRASH REMOVAL	.03	4
REPR/MAINT TOTAL	.87	4
PAYROLL	.34	4
ELEVATOR	.15	4
HVAC	.07	4
ELECTRICAL	.04	4
STRUCT/ROOF	.02	4
PLUMBING	.02	4
FIRE/LIFE SFTY	.02	4
OTHER MAINT/SUP	.22	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.18	4
ELECTRICAL	1.08	4
GAS		
FUEL OIL	.00	4
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	4
RDS/GNDS/SEC TOTAL	.64	4
RDS/GNDS TOTAL	.21	4
RDS/GNDS PAYRL	.02	2
RDS/GNDS CONTR	.14	4
RDS/GNDS OTHER	.08	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.42	4
SEC PAYROLL		
SEC CONTRACTS	.42	3
SEC OTHER	.03	4
ADMIN TOTAL	1.39	4
PAYROLL	.28	4
MGMT FEES	.59	4
PROF FEES	.05	2
GEN OFC EXP	.39	3
OTHER ADM EXP	.25	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.67	3
REAL ESTATE TAX	1.51	3
BUILDING INS	.14	4
PERS PROP TAX	.58	2
OTHER TAX		
LEASING EXPENSES	1.33	4
ADV/PROMOTION	.03	4
COMMISSIONS	.43	4
PROF FEES		
TENANT ALTS	.67	4
BUY-OUTS	.17	3
OTHER LEASING	.06	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.74	4
CLEANING		
REPAIR/MAINT	.34	4
RDS/GROUNDS	.02	2
SECURITY		
ADMINISTRATIVE	.28	4
TOTAL CONTRACTS	2.43	4
CLEANING	1.07	4
REPAIR/MAINT	.31	4
RDS/GROUNDS	.14	4
SECURITY	.42	3
ADMINISTRATIVE	.61	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Austin, TX

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	1,215,782 SQ. FT.				1,210,148 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					14.52	12.36	11.79	13.96
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	14.50	12.36	11.79	13.90				
MISCELLANEOUS	5	.61	.42	.25	1.07				
TOTAL INCOME	6	14.92	13.21	11.95	14.31				
EXPENSE									
CLEANING	6	.72	.67	.52	.81	.72	.67	.52	.81
REPAIR-MAINT	10	.84	.78	.33	.90	.84	.78	.33	.90
UTILITIES	6	2.21	1.89	1.52	2.17	2.21	1.89	1.52	2.17
RDS/GRNDS/SEC	6	.37	.28	.10	.52	.37	.28	.10	.52
ADMINISTRATIVE	6	.87	.86	.72	1.13	.87	.86	.72	1.13
TOTAL OPER EXP	6	5.21	4.43	3.95	5.35	5.24	4.43	3.95	5.35
FIXED EXPENSES	6	1.53	1.48	1.42	1.51	1.53	1.48	1.42	1.54
TOTAL OPER+FIX	6	6.73	6.11	5.37	6.80	6.77	6.11	5.37	6.80
LEASING EXP	6	.67	.44	.29	.85				
TOTAL PAYROLL	6	.63	.71	.47	.81				
TOTAL CONTRACT	10	1.56	1.43	.70	1.66				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13300	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	350	3
AVG % OFFICE OCCUPANCY	82.9	10
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.34	6
RENTABLE/GROSS SQFT	.94	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.72	6
PAYROLL		
CONTRACT	.61	6
SUP/MAT/MISC	.06	6
TRASH REMOVAL	.03	6
REPR/MAINT TOTAL	.84	10
PAYROLL	.33	6
ELEVATOR	.21	7
HVAC	.15	10
ELECTRICAL	.09	6
STRUCT/ROOF	.01	3
PLUMBING	.02	6
FIRE/LIFE SFTY	.07	2
OTHER MAINT/SUP	.14	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.21	6
ELECTRICAL	2.00	6
GAS	.04	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.19	6
RDS/GNDS/SEC TOTAL	.37	6
RDS/GNDS TOTAL	.05	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	5
SEC PAYROLL		
SEC CONTRACTS	.35	5
SEC OTHER		
ADMIN TOTAL	.87	6
PAYROLL	.29	5
MGMT FEES	.37	6
PROF FEES	.04	5
GEN OFC EXP	.09	6
OTHER ADM EXP	.13	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.53	6
REAL ESTATE TAX	1.34	6
BUILDING INS	.16	6
PERS PROP TAX		
OTHER TAX	.06	2
LEASING EXPENSES	.67	6
ADV/PROMOTION	.13	4
COMMISSIONS	.16	6
PROF FEES	.14	4
TENANT ALTS	.50	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.63	6
CLEANING		
REPAIR/MAINT	.33	6
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.29	5
TOTAL CONTRACTS	1.56	10
CLEANING	.61	6
REPAIR/MAINT	.45	10
RDS/GROUNDS	.05	4
SECURITY	.35	5
ADMINISTRATIVE	.40	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	651,400 SQ. FT.				645,766 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					16.37	13.98		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	16.32	13.90						
MISCELLANEOUS	3	.67	.42						
TOTAL INCOME	3	17.00	14.31						
EXPENSE									
CLEANING	3	.69	.61			.69	.61		
REPAIR-MAINT	4	1.13	.90	.45	1.38	1.13	.90	.45	1.38
UTILITIES	3	1.99	2.06			1.99	2.06		
RDS/GRNDS/SEC	3	.40	.52			.40	.52		
ADMINISTRATIVE	3	1.00	.97			1.01	.97		
TOTAL OPER EXP	3	5.41	4.61			5.46	4.61		
FIXED EXPENSES	3	1.62	1.51			1.63	1.54		
TOTAL OPER+FIX	3	7.02	6.47			7.10	6.47		
LEASING EXP	4	.43	.36	.23	.64				
TOTAL PAYROLL	3	.74	.61						
TOTAL CONTRACT	4	1.80	1.51	.74	2.21				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10122	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	395	2
AVG % OFFICE OCCUPANCY	82.6	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.61	3
RENTABLE/GROSS SQFT	.93	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.69	3
PAYROLL		
CONTRACT	.58	3
SUP/MAT/MISC	.05	3
TRASH REMOVAL	.02	3
REPR/MAINT TOTAL	1.13	4
PAYROLL	.37	3
ELEVATOR	.25	4
HVAC	.21	4
ELECTRICAL	.13	3
STRUCT/ROOF		
PLUMBING	.03	3
FIRE/LIFE SFTY	.07	2
OTHER MAINT/SUP	.18	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.99	3
ELECTRICAL	1.81	3
GAS	.04	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.16	3
RDS/GNDS/SEC TOTAL	.40	3
RDS/GNDS TOTAL	.03	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.38	3
SEC PAYROLL		
SEC CONTRACTS	.37	3
SEC OTHER		
ADMIN TOTAL	1.00	3
PAYROLL	.33	3
MGMT FEES	.37	3
PROF FEES	.05	2
GEN OFC EXP	.12	3
OTHER ADM EXP	.18	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.62	3
REAL ESTATE TAX	1.46	3
BUILDING INS	.15	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.43	4
ADV/PROMOTION	.12	2
COMMISSIONS	.11	4
PROF FEES	.14	3
TENANT ALTS	.24	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.74	3
CLEANING		
REPAIR/MAINT	.37	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.33	3
TOTAL CONTRACTS	1.80	4
CLEANING	.58	3
REPAIR/MAINT	.64	4
RDS/GROUNDS	.03	2
SECURITY	.37	3
ADMINISTRATIVE	.41	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Austin, TX

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	483,466 SQ. FT.				483,466 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					12.63	9.92	8.66	13.09
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9	12.63	9.92	8.66	13.09				
MISCELLANEOUS	8	1.23	.20	.06	.97				
TOTAL INCOME	9	13.47	9.92	8.72	14.06				
EXPENSE									
CLEANING	9	.63	.62	.57	.80	.63	.62	.57	.80
REPAIR-MAINT	9	.55	.53	.43	.60	.55	.53	.43	.60
UTILITIES	9	1.42	1.38	1.31	1.81	1.42	1.38	1.31	1.81
RDS/GRNDS/SEC	9	.18	.21	.15	.33	.18	.21	.15	.33
ADMINISTRATIVE	9	.84	.84	.63	.97	.84	.84	.63	.97
TOTAL OPER EXP	9	3.63	3.68	3.37	4.15	3.63	3.68	3.37	4.15
FIXED EXPENSES	9	1.71	1.81	1.37	2.27	1.71	1.81	1.37	2.27
TOTAL OPER+FIX	9	5.34	5.56	4.74	6.39	5.34	5.56	4.74	6.39
LEASING EXP	8	3.20	1.41	.06	4.11				
TOTAL PAYROLL	4	.36	.34						
TOTAL CONTRACT	9	1.44	1.41	1.34	1.94				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7093	9
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	213	9
AVG % OFFICE OCCUPANCY	79.2	9
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.03	9
RENTABLE/GROSS SQFT	.90	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.63	9
PAYROLL		
CONTRACT	.54	9
SUP/MAT/MISC	.06	4
TRASH REMOVAL	.03	9
REPR/MAINT TOTAL	.55	9
PAYROLL	.13	4
ELEVATOR	.10	4
HVAC	.04	9
ELECTRICAL	.01	9
STRUCT/ROOF	.04	7
PLUMBING	.00	9
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.24	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.42	9
ELECTRICAL	1.27	9
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.15	8
RDS/GNDS/SEC TOTAL	.18	9
RDS/GNDS TOTAL	.15	9
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.14	9
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.04	4
SEC PAYROLL		
SEC CONTRACTS	.04	4
SEC OTHER		
ADMIN TOTAL	.84	9
PAYROLL	.23	4
MGMT FEES	.52	9
PROF FEES	.03	2
GEN OFC EXP	.08	7
OTHER ADM EXP	.08	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.71	9
REAL ESTATE TAX	1.52	9
BUILDING INS	.18	9
PERS PROP TAX	.00	3
OTHER TAX		
LEASING EXPENSES	3.20	8
ADV/PROMOTION	.01	3
COMMISSIONS	.22	8
PROF FEES		
TENANT ALTS	3.37	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.36	4
CLEANING		
REPAIR/MAINT	.13	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.23	4
TOTAL CONTRACTS	1.44	9
CLEANING	.54	9
REPAIR/MAINT	.18	9
RDS/GROUNDS	.14	9
SECURITY	.04	4
ADMINISTRATIVE	.54	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Baltimore, MD

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	22 BLDS	3,910,315 SQ. FT.				3,759,260 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	19					16.69	14.62	13.16	17.77
RETAIL AREA	9	12.19	16.40	9.80	20.04				
OTHER AREA									
TOTAL RENT	19	16.59	15.03	12.91	17.91				
MISCELLANEOUS	12	.43	.13	.01	.67				
TOTAL INCOME	19	16.94	15.23	13.11	18.06				
EXPENSE									
CLEANING	22	1.34	1.05	.89	1.43	1.39	1.06	.89	1.50
REPAIR-MAINT	22	1.64	1.71	1.07	2.25	1.69	1.77	1.13	2.25
UTILITIES	21	2.50	2.46	2.00	2.85	2.53	2.47	2.05	2.90
RDS/GRNDS/SEC	16	.78	.66	.39	.96	.81	.70	.40	.99
ADMINISTRATIVE	21	.71	.70	.49	.84	.73	.72	.50	.87
TOTAL OPER EXP	21	6.70	6.20	5.72	7.69	6.97	6.31	5.95	8.41
FIXED EXPENSES	20	2.43	2.38	1.32	2.59	2.53	2.36	1.35	2.65
TOTAL OPER+FIX	19	9.02	8.39	8.17	9.78	9.40	8.74	8.22	11.51
LEASING EXP	15	1.09	.42	.04	.88				
TOTAL PAYROLL	21	1.89	2.01	1.22	2.69				
TOTAL CONTRACT	22	1.90	1.70	1.17	2.32				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18904	20
AVG SQFT/RETAIL TENANT	2064	11
AVG SQFT/OFFICE WORKER	191	20
AVG % OFFICE OCCUPANCY	96.9	21
AVG % RETAIL OCCUPANCY	69.8	12
AVG $ RATE YR-END RENT	21.13	20
RENTABLE/GROSS SQFT	.88	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.34	22
PAYROLL	.58	17
CONTRACT	.70	22
SUP/MAT/MISC	.11	19
TRASH REMOVAL	.10	17
REPR/MAINT TOTAL	1.64	22
PAYROLL	.76	20
ELEVATOR	.21	22
HVAC	.28	21
ELECTRICAL	.07	21
STRUCT/ROOF	.24	6
PLUMBING	.03	20
FIRE/LIFE SFTY	.04	14
OTHER MAINT/SUP	.23	21

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.50	21
ELECTRICAL	2.00	21
GAS	.01	5
FUEL OIL		
PURCH STEAM	.53	16
PURCH CH WTR		
COAL		
WATER/SEWER	.06	21
RDS/GNDS/SEC TOTAL	.78	16
RDS/GNDS TOTAL	.13	10
RDS/GNDS PAYRL	.10	6
RDS/GNDS CONTR	.05	10
RDS/GNDS OTHER	.04	9

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.69	16
SEC PAYROLL	.61	11
SEC CONTRACTS	.26	14
SEC OTHER	.05	9
ADMIN TOTAL	.71	21
PAYROLL	.36	18
MGMT FEES	.45	12
PROF FEES	.06	11
GEN OFC EXP	.07	17
OTHER ADM EXP	.02	16

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.83	19
REAL ESTATE TAX	2.45	19
BUILDING INS	.18	18
PERS PROP TAX	.03	3
OTHER TAX	.03	4
LEASING EXPENSES	1.00	14
ADV/PROMOTION	.02	7
COMMISSIONS	.26	9
PROF FEES		
TENANT ALTS	1.49	6
BUY-OUTS		
OTHER LEASING	.04	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.89	21
CLEANING	.58	17
REPAIR/MAINT	.76	20
RDS/GROUNDS	.10	6
SECURITY	.61	11
ADMINISTRATIVE	.36	18
TOTAL CONTRACTS	1.90	22
CLEANING	.70	22
REPAIR/MAINT	.73	22
RDS/GROUNDS	.05	10
SECURITY	.26	14
ADMINISTRATIVE	.36	14

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Baltimore, MD

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	92,338 SQ. FT.				90,538 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					18.39	14.66		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	18.80	15.14						
MISCELLANEOUS									
TOTAL INCOME	3	18.80	15.14						
EXPENSE									
CLEANING	4	1.34	1.12	1.00	1.37	1.36	1.12	1.06	1.37
REPAIR-MAINT	4	2.56	2.42	1.12	3.18	2.63	2.42	1.12	3.41
UTILITIES	3	2.36	2.20			2.36	2.20		
RDS/GRNDS/SEC	2	.59	.38			.59	.38		
ADMINISTRATIVE	4	.75	.77	.39	.91	.76	.77	.39	.96
TOTAL OPER EXP	3	8.56	7.52			8.74	8.56		
FIXED EXPENSES	4	2.00	1.69	1.17	2.32	2.04	1.69	1.24	2.32
TOTAL OPER+FIX	3	10.60	8.93			10.82	9.73		
LEASING EXP	3	.02	.02						
TOTAL PAYROLL	3	2.41	2.37						
TOTAL CONTRACT	4	1.90	1.70	1.57	2.39				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3041	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	224	4
AVG % OFFICE OCCUPANCY	87.3	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.11	4
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.34	4
PAYROLL	1.01	2
CONTRACT	.34	4
SUP/MAT/MISC	.19	2
TRASH REMOVAL	.08	2
REPR/MAINT TOTAL	2.56	4
PAYROLL	1.38	3
ELEVATOR	.29	4
HVAC	.48	3
ELECTRICAL	.10	3
STRUCT/ROOF		
PLUMBING	.05	3
FIRE/LIFE SFTY	.04	2
OTHER MAINT/SUP	.37	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.38	3
ELECTRICAL	1.70	3
GAS		
FUEL OIL		
PURCH STEAM	.55	3
PURCH CH WTR		
COAL		
WATER/SEWER	.13	3
RDS/GNDS/SEC TOTAL	.59	2
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.48	2
SEC PAYROLL		
SEC CONTRACTS	.02	2
SEC OTHER		
ADMIN TOTAL	.75	4
PAYROLL		
MGMT FEES	.60	3
PROF FEES	.07	2
GEN OFC EXP	.10	3
OTHER ADM EXP	.02	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.00	4
REAL ESTATE TAX	1.63	4
BUILDING INS	.37	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.02	3
ADV/PROMOTION	.01	3
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.41	3
CLEANING	1.01	2
REPAIR/MAINT	1.38	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.90	4
CLEANING	.34	4
REPAIR/MAINT	.93	4
RDS/GROUNDS		
SECURITY	.02	2
ADMINISTRATIVE	.65	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	1,995,677 SQ. FT.				1,844,131 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	9					15.26	14.21	13.49	16.66
RETAIL AREA	5	16.34	16.40	11.98	20.04				
OTHER AREA									
TOTAL RENT	9	15.28	14.75	13.41	16.72				
MISCELLANEOUS	6	.41	.19	.02	.76				
TOTAL INCOME	9	15.56	14.93	13.51	17.19				
EXPENSE									
CLEANING	9	.99	.89	.87	1.00	1.01	.89	.88	1.01
REPAIR-MAINT	9	1.55	1.50	.92	1.89	1.58	1.50	.95	1.96
UTILITIES	9	2.48	2.46	1.98	2.98	2.51	2.47	1.98	3.00
RDS/GRNDS/SEC	7	.65	.62	.50	.76	.67	.63	.51	.77
ADMINISTRATIVE	8	.63	.65	.36	.80	.64	.67	.38	.82
TOTAL OPER EXP	9	5.71	5.73	5.22	6.13	5.86	6.06	5.40	6.26
FIXED EXPENSES	9	2.17	2.38	1.63	2.97	2.24	2.47	1.66	3.05
TOTAL OPER+FIX	9	7.88	8.18	7.59	8.31	8.10	8.33	7.73	8.74
LEASING EXP	8	1.92	.88	.58	2.36				
TOTAL PAYROLL	9	1.72	1.89	.98	2.17				
TOTAL CONTRACT	9	1.48	1.15	.84	1.98				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15186	7
AVG SQFT/RETAIL TENANT	1262	4
AVG SQFT/OFFICE WORKER	175	7
AVG % OFFICE OCCUPANCY	96.2	8
AVG % RETAIL OCCUPANCY	100.0	5
AVG $ RATE YR-END RENT	20.56	9
RENTABLE/GROSS SQFT	.87	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.99	9
PAYROLL	.55	8
CONTRACT	.39	9
SUP/MAT/MISC	.06	9
TRASH REMOVAL	.10	7
REPR/MAINT TOTAL	1.55	9
PAYROLL	.66	9
ELEVATOR	.22	9
HVAC	.24	9
ELECTRICAL	.06	9
STRUCT/ROOF	.60	2
PLUMBING	.03	9
FIRE/LIFE SFTY	.02	7
OTHER MAINT/SUP	.17	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.48	9
ELECTRICAL	1.97	9
GAS		
FUEL OIL		
PURCH STEAM	.48	8
PURCH CH WTR		
COAL		
WATER/SEWER	.06	9
RDS/GNDS/SEC TOTAL	.65	7
RDS/GNDS TOTAL	.19	5
RDS/GNDS PAYRL	.15	4
RDS/GNDS CONTR	.02	5
RDS/GNDS OTHER	.07	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.52	7
SEC PAYROLL	.46	7
SEC CONTRACTS	.07	6
SEC OTHER	.01	4
ADMIN TOTAL	.83	8
PAYROLL	.21	8
MGMT FEES	.44	6
PROF FEES	.05	5
GEN OFC EXP	.06	8
OTHER ADM EXP	.02	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.53	8
REAL ESTATE TAX	2.35	8
BUILDING INS	.15	9
PERS PROP TAX		
OTHER TAX	.04	3
LEASING EXPENSES	1.83	7
ADV/PROMOTION	.02	4
COMMISSIONS	.56	5
PROF FEES		
TENANT ALTS	1.94	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.72	9
CLEANING	.55	8
REPAIR/MAINT	.66	9
RDS/GROUNDS	.15	4
SECURITY	.46	7
ADMINISTRATIVE	.21	8
TOTAL CONTRACTS	1.48	9
CLEANING	.39	9
REPAIR/MAINT	.71	9
RDS/GROUNDS	.02	5
SECURITY	.07	6
ADMINISTRATIVE	.48	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Baltimore, MD

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,300,004 SQ. FT.				1,293,028 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					19.65	20.99		
RETAIL AREA	3	10.57	16.60						
OTHER AREA									
TOTAL RENT	3	19.24	19.07						
MISCELLANEOUS	3	.48	.62						
TOTAL INCOME	3	19.72	19.16						
EXPENSE									
CLEANING	3	1.57	1.21			1.68	1.41		
REPAIR-MAINT	3	1.58	1.20			1.69	1.39		
UTILITIES	3	2.72	2.46			2.74	2.47		
RDS/GRNDS/SEC	3	.81	.66			.87	.79		
ADMINISTRATIVE	3	.73	.61			.78	.62		
TOTAL OPER EXP	3	7.42	6.84			7.92	8.26		
FIXED EXPENSES	3	2.93	2.94			3.13	3.14		
TOTAL OPER+FIX	3	10.35	9.78			11.04	11.82		
LEASING EXP	3	.21	.06						
TOTAL PAYROLL	3	1.80	1.47						
TOTAL CONTRACT	3	2.36	2.33						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	37511	3
AVG SQFT/RETAIL TENANT	2914	3
AVG SQFT/OFFICE WORKER	196	3
AVG % OFFICE OCCUPANCY	99.4	3
AVG % RETAIL OCCUPANCY	50.6	3
AVG $ RATE YR-END RENT	23.60	3
RENTABLE/GROSS SQFT	.86	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.57	3
PAYROLL	.47	2
CONTRACT	1.07	3
SUP/MAT/MISC	.14	2
TRASH REMOVAL	.12	2
REPR/MAINT TOTAL	1.58	3
PAYROLL	.76	2
ELEVATOR	.20	3
HVAC	.38	3
ELECTRICAL	.07	3
STRUCT/ROOF	.12	3
PLUMBING	.03	3
FIRE/LIFE SFTY	.06	2
OTHER MAINT/SUP	.22	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.72	3
ELECTRICAL	2.25	3
GAS		
FUEL OIL		
PURCH STEAM	.63	2
PURCH CH WTR		
COAL		
WATER/SEWER	.04	3
RDS/GNDS/SEC TOTAL	.81	3
RDS/GNDS TOTAL	.09	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	2
RDS/GNDS OTHER	.02	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.75	3
SEC PAYROLL	.83	2
SEC CONTRACTS	.22	2
SEC OTHER	.04	2
ADMIN TOTAL	.73	3
PAYROLL	.42	3
MGMT FEES		
PROF FEES	.06	3
GEN OFC EXP	.12	2
OTHER ADM EXP	.01	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.93	3
REAL ESTATE TAX	2.79	3
BUILDING INS	.16	2
PERS PROP TAX	.05	2
OTHER TAX		
LEASING EXPENSES	.21	3
ADV/PROMOTION		
COMMISSIONS	.05	3
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.80	3
CLEANING	.47	2
REPAIR/MAINT	.76	2
RDS/GROUNDS		
SECURITY	.83	2
ADMINISTRATIVE	.42	3
TOTAL CONTRACTS	2.36	3
CLEANING	1.07	3
REPAIR/MAINT	.85	3
RDS/GROUNDS	.08	2
SECURITY	.22	2
ADMINISTRATIVE	.23	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	16 BLDS	977,864 SQ. FT.				964,594 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					14.49	12.14	8.76	15.48
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11	14.35	12.14	8.05	15.48				
MISCELLANEOUS	4	.22	.04	.01	.31				
TOTAL INCOME	11	14.43	12.71	8.08	15.49				
EXPENSE									
CLEANING	13	.89	.80	.70	.98	.89	.80	.70	.98
REPAIR-MAINT	16	1.00	.57	.33	1.22	1.01	.57	.33	1.22
UTILITIES	14	2.21	1.73	1.21	2.13	2.21	1.73	1.21	2.13
RDS/GRNDS/SEC	10	.44	.42	.18	.50	.44	.42	.18	.50
ADMINISTRATIVE	16	.95	.49	.34	.79	.97	.49	.38	.91
TOTAL OPER EXP	11	6.79	4.50	3.69	6.18	6.79	4.50	3.69	6.18
FIXED EXPENSES	15	2.42	1.22	.96	1.37	2.46	1.22	.96	1.56
TOTAL OPER+FIX	10	9.40	5.15	4.70	5.56	9.40	5.15	4.70	5.56
LEASING EXP	10	.35	.31	.12	.52				
TOTAL PAYROLL	11	.84	.43	.37	.52				
TOTAL CONTRACT	16	1.66	1.66	1.40	1.93				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9615	15
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	253	14
AVG % OFFICE OCCUPANCY	91.9	16
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.26	15
RENTABLE/GROSS SQFT	.90	11

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.89	13
PAYROLL		
CONTRACT	.72	13
SUP/MAT/MISC	.04	13
TRASH REMOVAL	.12	12
REPR/MAINT TOTAL	1.00	16
PAYROLL	.30	11
ELEVATOR	.06	15
HVAC	.20	13
ELECTRICAL	.16	11
STRUCT/ROOF	.01	3
PLUMBING	.03	10
FIRE/LIFE SFTY	.14	14
OTHER MAINT/SUP	.23	15

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.21	14
ELECTRICAL	2.04	14
GAS	.21	7
FUEL OIL	.01	6
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	10
RDS/GNDS/SEC TOTAL	.44	10
RDS/GNDS TOTAL	.28	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.26	8
RDS/GNDS OTHER	.04	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.41	4
SEC PAYROLL		
SEC CONTRACTS	.36	4
SEC OTHER	.02	3
ADMIN TOTAL	.95	16
PAYROLL	.84	7
MGMT FEES	.22	15
PROF FEES	.09	4
GEN OFC EXP	.27	7
OTHER ADM EXP	.10	10

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.42	16
REAL ESTATE TAX	2.32	15
BUILDING INS	.16	10
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.35	10
ADV/PROMOTION	.04	3
COMMISSIONS	.32	5
PROF FEES	.14	2
TENANT ALTS	.28	8
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.84	11
CLEANING		
REPAIR/MAINT	.30	11
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.84	7
TOTAL CONTRACTS	1.66	16
CLEANING	.72	13
REPAIR/MAINT	.53	16
RDS/GROUNDS	.26	8
SECURITY	.36	4
ADMINISTRATIVE	.23	15

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Baltimore, MD

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	258,499 SQ. FT.				248,663 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					8.36	8.76	6.79	11.03
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	8.57	8.05	6.42	10.69				
MISCELLANEOUS	3	.03	.03						
TOTAL INCOME	4	8.60	8.06	6.42	10.73				
EXPENSE									
CLEANING	4	.68	.74	.53	.82	.70	.74	.57	.82
REPAIR-MAINT	4	.95	.90	.57	1.48	.98	.90	.57	1.63
UTILITIES	3	1.48	1.71			1.48	1.71		
RDS/GRNDS/SEC	4	.37	.43	.19	.50	.38	.43	.19	.50
ADMINISTRATIVE	4	.32	.30	.20	.45	.33	.33	.20	.49
TOTAL OPER EXP	3	3.75	3.98			3.75	3.98		
FIXED EXPENSES	4	1.08	1.07	.87	1.24	1.12	1.07	.87	1.37
TOTAL OPER+FIX	3	4.79	4.80			4.79	4.80		
LEASING EXP	4	.40	.46	.26	.52				
TOTAL PAYROLL	4	.45	.46	.40	.52				
TOTAL CONTRACT	4	1.62	1.66	1.38	1.94				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5082	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	220	4
AVG % OFFICE OCCUPANCY	79.4	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.12	4
RENTABLE/GROSS SQFT	1.00	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.68	4	**UTILITIES TOTAL**	1.48	3	SECURITY TOTAL	.17	2	**FIXED EXP TOTAL**	1.08	4	**TOTAL PAYROLL**	.45	4
PAYROLL			ELECTRICAL	1.42	3	SEC PAYROLL			REAL ESTATE TAX	1.01	4	CLEANING		
CONTRACT	.58	4	GAS			SEC CONTRACTS	.09	2	BUILDING INS	.07	4	REPAIR/MAINT	.41	4
SUP/MAT/MISC	.03	4	FUEL OIL			SEC OTHER	.03	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	4	PURCH STEAM			**ADMIN TOTAL**	.32	4	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.95	4	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**	.40	4	ADMINISTRATIVE		
PAYROLL	.41	4	COAL			MGMT FEES	.27	4	ADV/PROMOTION			**TOTAL CONTRACTS**	1.62	4
ELEVATOR	.04	3	WATER/SEWER	.01	3	PROF FEES			COMMISSIONS			CLEANING	.58	4
HVAC	.06	4	**RDS/GNDS/SEC TOTAL**	.37	4	GEN OFC EXP			PROF FEES			REPAIR/MAINT	.44	4
ELECTRICAL	.27	4	RDS/GNDS TOTAL	.34	3	OTHER ADM EXP	.09	2	TENANT ALTS	.35	4	RDS/GROUNDS	.34	3
STRUCT/ROOF	.02	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.09	2
PLUMBING	.00	3	RDS/GNDS CONTR	.34	3				OTHER LEASING			ADMINISTRATIVE	.27	4
FIRE/LIFE SFTY	.06	3	RDS/GNDS OTHER											
OTHER MAINT/SUP	.10	4												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Billings, MT

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	352,794 SQ. FT.				352,794 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					12.78	9.73		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	12.78	9.73						
MISCELLANEOUS									
TOTAL INCOME	3	12.83	9.73						
EXPENSE									
CLEANING	3	.71	.78			.71	.78		
REPAIR-MAINT	3	.76	.68			.76	.68		
UTILITIES	3	1.08	1.07			1.08	1.07		
RDS/GRNDS/SEC	3	.16	.16			.16	.16		
ADMINISTRATIVE	3	.65	.49			.65	.49		
TOTAL OPER EXP	3	3.35	3.16			3.35	3.16		
FIXED EXPENSES	3	.85	.81			.85	.81		
TOTAL OPER+FIX	3	4.20	3.94			4.20	3.94		
LEASING EXP	3	.26	.31						
TOTAL PAYROLL	3	.22	.22						
TOTAL CONTRACT	3	1.86	1.72						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3395	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	306	3
AVG % OFFICE OCCUPANCY	95.3	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.09	3
RENTABLE/GROSS SQFT	.92	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.71	3	**UTILITIES TOTAL**	1.08	3	SECURITY TOTAL	.08	3	**FIXED EXP TOTAL**	.85	3	**TOTAL PAYROLL**	.22	3
PAYROLL			ELECTRICAL	1.01	3	SEC PAYROLL			REAL ESTATE TAX	.78	3	CLEANING		
CONTRACT	.71	3	GAS	.02	2	SEC CONTRACTS	.08	3	BUILDING INS	.07	3	REPAIR/MAINT	.22	3
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	.65	3	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.76	3	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**	.26	3	ADMINISTRATIVE		
PAYROLL	.22	3	COAL			MGMT FEES	.64	3	ADV/PROMOTION	.05	3	**TOTAL CONTRACTS**	1.86	3
ELEVATOR	.10	3	WATER/SEWER	.04	3	PROF FEES	.02	2	COMMISSIONS			CLEANING	.71	3
HVAC	.14	3	**RDS/GNDS/SEC TOTAL**	.16	3	GEN OFC EXP			PROF FEES			REPAIR/MAINT	.34	3
ELECTRICAL	.06	3	RDS/GNDS TOTAL	.08	3	OTHER ADM EXP			TENANT ALTS	.17	3	RDS/GROUNDS	.08	3
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.08	3
PLUMBING	.00	2	RDS/GNDS CONTR	.08	3				OTHER LEASING			ADMINISTRATIVE	.65	3
FIRE/LIFE SFTY	.04	3	RDS/GNDS OTHER											
OTHER MAINT/SUP	.20	3												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Birmingham, AL

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	992,532 SQ. FT.				939,657 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					14.34	12.18	7.81	14.94
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	14.19	12.18	7.81	14.81				
MISCELLANEOUS	4	.56	.34	.03	.63				
TOTAL INCOME	4	14.75	12.51	7.64	15.44				
EXPENSE									
CLEANING	5	.75	.66	.45	.83	.77	.66	.47	.85
REPAIR-MAINT	5	.97	.97	.45	1.51	1.00	.97	.46	1.53
UTILITIES	5	2.14	1.63	1.36	2.47	2.14	1.63	1.36	2.47
RDS/GRNDS/SEC	5	.27	.26	.17	.52	.29	.26	.18	.52
ADMINISTRATIVE	5	.68	.92	.24	1.26	.71	1.03	.25	1.27
TOTAL OPER EXP	5	4.81	4.67	3.58	5.58	5.08	4.67	3.81	5.68
FIXED EXPENSES	5	.91	.34	.28	1.31	.96	.36	.29	1.34
TOTAL OPER+FIX	5	5.72	4.91	3.90	6.89	6.04	4.91	4.16	7.02
LEASING EXP	3	.63	.65						
TOTAL PAYROLL	5	.51	.51	.44	.66				
TOTAL CONTRACT	5	1.78	1.67	1.43	2.06				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10613	5
AVG SQFT/RETAIL TENANT	3969	2
AVG SQFT/OFFICE WORKER	268	3
AVG % OFFICE OCCUPANCY	96.7	5
AVG % RETAIL OCCUPANCY	94.3	2
AVG $ RATE YR-END RENT	15.46	4
RENTABLE/GROSS SQFT	.89	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.75	5
PAYROLL	.12	2
CONTRACT	.58	5
SUP/MAT/MISC	.12	4
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	.97	5
PAYROLL	.27	3
ELEVATOR	.22	5
HVAC	.33	4
ELECTRICAL	.05	3
STRUCT/ROOF	.04	4
PLUMBING	.02	2
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.11	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.14	5
ELECTRICAL	1.83	4
GAS	.05	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	4
RDS/GNDS/SEC TOTAL	.27	5
RDS/GNDS TOTAL	.02	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	4
RDS/GNDS OTHER	.00	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.25	5
SEC PAYROLL	.24	2
SEC CONTRACTS	.26	3
SEC OTHER		
ADMIN TOTAL	.68	5
PAYROLL	.23	4
MGMT FEES	.62	3
PROF FEES	.04	5
GEN OFC EXP	.08	5
OTHER ADM EXP	.03	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.91	5
REAL ESTATE TAX	.66	5
BUILDING INS	.24	5
PERS PROP TAX	.00	2
OTHER TAX		
LEASING EXPENSES	.63	3
ADV/PROMOTION	.04	2
COMMISSIONS	.20	3
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.51	5
CLEANING	.12	2
REPAIR/MAINT	.27	3
RDS/GROUNDS		
SECURITY	.24	2
ADMINISTRATIVE	.23	4
TOTAL CONTRACTS	1.78	5
CLEANING	.58	5
REPAIR/MAINT	.63	5
RDS/GROUNDS	.02	4
SECURITY	.26	3
ADMINISTRATIVE	.34	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	506,965 SQ. FT.				506,965 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					11.79	8.83	8.48	11.53
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	11.79	8.83	8.48	11.53				
MISCELLANEOUS	3	.06	.05						
TOTAL INCOME	4	11.84	8.85	8.52	11.58				
EXPENSE									
CLEANING	5	.66	.58	.52	.70	.66	.58	.52	.70
REPAIR-MAINT	5	1.17	.47	.38	1.25	1.17	.47	.38	1.25
UTILITIES	5	2.18	1.82	1.52	2.46	2.18	1.82	1.52	2.46
RDS/GRNDS/SEC	5	.61	.59	.14	.76	.61	.59	.14	.76
ADMINISTRATIVE	5	.93	.70	.40	.97	.93	.70	.40	.97
TOTAL OPER EXP	5	5.57	3.70	3.53	5.79	5.57	3.70	3.53	5.79
FIXED EXPENSES	4	1.04	.79	.64	1.10	1.04	.79	.64	1.10
TOTAL OPER+FIX	4	6.67	4.73	4.18	6.89	6.67	4.73	4.18	6.89
LEASING EXP	4	.21	.26	.15	.39				
TOTAL PAYROLL	4	1.06	.24	.12	1.02				
TOTAL CONTRACT	5	1.56	1.50	1.38	1.71				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10301	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	438	2
AVG % OFFICE OCCUPANCY	95.5	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.79	4
RENTABLE/GROSS SQFT	.88	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.66	5
PAYROLL	.06	2
CONTRACT	.58	5
SUP/MAT/MISC	.09	4
TRASH REMOVAL	.03	5
REPR/MAINT TOTAL	1.17	5
PAYROLL	1.06	3
ELEVATOR	.08	4
HVAC	.10	4
ELECTRICAL	.09	4
STRUCT/ROOF	.07	4
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.03	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.18	5
ELECTRICAL	2.08	5
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	5
RDS/GNDS/SEC TOTAL	.61	5
RDS/GNDS TOTAL	.23	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	5
RDS/GNDS OTHER	.28	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.43	3
SEC PAYROLL		
SEC CONTRACTS	.43	3
SEC OTHER		
ADMIN TOTAL	.93	5
PAYROLL	.06	3
MGMT FEES	.49	4
PROF FEES	.09	3
GEN OFC EXP	.02	3
OTHER ADM EXP	.01	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.04	4
REAL ESTATE TAX	.59	4
BUILDING INS	.09	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.21	4
ADV/PROMOTION	.01	4
COMMISSIONS	.17	3
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.06	4
CLEANING	.06	2
REPAIR/MAINT	1.06	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.06	3
TOTAL CONTRACTS	1.56	5
CLEANING	.58	5
REPAIR/MAINT	.20	5
RDS/GROUNDS	.12	5
SECURITY	.43	3
ADMINISTRATIVE	.57	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Boise, ID

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	572,172 SQ. FT.				567,595 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					5.69	4.99		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	5.69	4.99						
MISCELLANEOUS									
TOTAL INCOME	2	6.71	5.70						
EXPENSE									
CLEANING	6	.81	.80	.54	.95	.81	.81	.54	.95
REPAIR-MAINT	6	1.28	.38	.09	.58	1.29	.38	.09	.59
UTILITIES	6	1.48	1.16	1.07	1.31	1.48	1.16	1.07	1.31
RDS/GRNDS/SEC	3	.39	.53			.39	.53		
ADMINISTRATIVE	5	.87	.38	.15	1.18	.88	.39	.15	1.18
TOTAL OPER EXP	6	4.77	2.73	2.45	3.07	4.80	2.76	2.45	3.07
FIXED EXPENSES	6	1.53	1.66	1.13	2.16	1.54	1.68	1.13	2.16
TOTAL OPER+FIX	6	6.29	4.06	3.84	4.58	6.34	4.12	3.84	4.58
LEASING EXP									
TOTAL PAYROLL	2	1.57	1.64						
TOTAL CONTRACT	5	1.27	1.00	.75	1.32				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	39066	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	291	6
AVG % OFFICE OCCUPANCY	96.4	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.28	3
RENTABLE/GROSS SQFT	.85	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.90	5
PAYROLL		
CONTRACT	.84	5
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.51	3
PAYROLL	.79	2
ELEVATOR	.15	3
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.55	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.55	5
ELECTRICAL	1.20	5
GAS	.24	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	5
RDS/GNDS/SEC TOTAL	.36	2
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.33	2
SEC PAYROLL	.32	2
SEC CONTRACTS		
SEC OTHER	.01	2
ADMIN TOTAL	.91	4
PAYROLL		
MGMT FEES		
PROF FEES	.07	4
GEN OFC EXP	.33	3
OTHER ADM EXP	.13	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.63	4
REAL ESTATE TAX	1.33	4
BUILDING INS	.31	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.57	2
CLEANING		
REPAIR/MAINT	.79	2
RDS/GROUNDS		
SECURITY	.32	2
ADMINISTRATIVE		
TOTAL CONTRACTS	1.27	5
CLEANING	.84	5
REPAIR/MAINT	.23	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.19	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	63,091 SQ. FT.				63,091 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	.90	.93			.90	.93		
REPAIR-MAINT	3	.15	.09			.15	.09		
UTILITIES	3	1.14	1.09			1.14	1.09		
RDS/GRNDS/SEC									
ADMINISTRATIVE	2	.16	.15			.16	.15		
TOTAL OPER EXP	3	2.35	2.45			2.35	2.45		
FIXED EXPENSES	3	1.60	2.13			1.60	2.13		
TOTAL OPER+FIX	3	3.95	3.84			3.95	3.84		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	3	.94	.96						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15773	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	351	3
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.84	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.90	3
PAYROLL		
CONTRACT	.90	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.14	3
ELECTRICAL	.85	3
GAS	.20	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	3
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.16	2
PAYROLL		
MGMT FEES		
PROF FEES	.00	2
GEN OFC EXP	.13	2
OTHER ADM EXP	.03	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.50	2
REAL ESTATE TAX	.77	2
BUILDING INS	.73	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.94	3
CLEANING	.90	3
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.00	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Boise, ID

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	561,596 SQ. FT.				561,596 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					15.01	15.01	14.99	15.02
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	15.01	15.01	14.99	15.02				
MISCELLANEOUS									
TOTAL INCOME	4	15.01	15.01	14.99	15.02				
EXPENSE									
CLEANING	5	.46	.40	.34	.66	.46	.40	.34	.66
REPAIR-MAINT	5	2.11	1.82	.88	3.17	2.11	1.82	.88	3.17
UTILITIES	5	1.13	1.11	.85	1.57	1.13	1.11	.85	1.57
RDS/GRNDS/SEC	5	.89	.86	.55	1.23	.89	.86	.55	1.23
ADMINISTRATIVE	5	.57	.58	.49	.61	.57	.58	.49	.61
TOTAL OPER EXP	5	5.17	4.81	3.12	7.28	5.17	4.81	3.12	7.28
FIXED EXPENSES	5	1.41	1.40	.84	1.58	1.41	1.40	.84	1.58
TOTAL OPER+FIX	5	6.59	6.22	4.11	8.70	6.59	6.22	4.11	8.70
LEASING EXP									
TOTAL PAYROLL	4	1.09	1.08	.87	1.51				
TOTAL CONTRACT	5	1.30	1.56	1.03	1.63				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6614	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	367	4
AVG % OFFICE OCCUPANCY	72.2	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.55	5
RENTABLE/GROSS SQFT	.87	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.46	5
PAYROLL		
CONTRACT	.46	5
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	2.11	5
PAYROLL	1.06	4
ELEVATOR	.07	5
HVAC	.48	5
ELECTRICAL	.05	5
STRUCT/ROOF	.10	4
PLUMBING		
FIRE/LIFE SFTY	.03	4
OTHER MAINT/SUP	.37	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.13	5
ELECTRICAL	1.00	2
GAS	.99	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	5
RDS/GNDS/SEC TOTAL	.89	5
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.57	5
PAYROLL		
MGMT FEES		
PROF FEES	.04	5
GEN OFC EXP		
OTHER ADM EXP	.49	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.41	5
REAL ESTATE TAX	1.15	5
BUILDING INS	.29	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.09	4
CLEANING		
REPAIR/MAINT	1.09	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.30	5
CLEANING	.46	5
REPAIR/MAINT	.73	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.07	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	422,683 SQ. FT.				422,683 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					15.02	15.02		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	15.02	15.02						
MISCELLANEOUS									
TOTAL INCOME	3	15.02	15.02						
EXPENSE									
CLEANING	3	.40	.40			.40	.40		
REPAIR-MAINT	3	1.92	1.82			1.92	1.82		
UTILITIES	3	1.00	1.11			1.00	1.11		
RDS/GRNDS/SEC	3	.85	.86			.85	.86		
ADMINISTRATIVE	3	.56	.58			.56	.58		
TOTAL OPER EXP	3	4.75	4.81			4.75	4.81		
FIXED EXPENSES	3	1.54	1.54			1.54	1.54		
TOTAL OPER+FIX	3	6.29	6.22			6.29	6.22		
LEASING EXP									
TOTAL PAYROLL	3	.91	1.04						
TOTAL CONTRACT	3	1.18	1.10						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	21112	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	401	2
AVG % OFFICE OCCUPANCY	65.2	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.69	3
RENTABLE/GROSS SQFT	.87	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.40	3
PAYROLL		
CONTRACT	.40	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.92	3
PAYROLL	.91	3
ELEVATOR	.06	3
HVAC	.50	3
ELECTRICAL	.06	3
STRUCT/ROOF	.10	3
PLUMBING		
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.26	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.00	3
ELECTRICAL		
GAS	.86	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	3
RDS/GNDS/SEC TOTAL	.85	3
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.56	3
PAYROLL		
MGMT FEES		
PROF FEES	.03	3
GEN OFC EXP		
OTHER ADM EXP	.53	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.54	3
REAL ESTATE TAX	1.24	3
BUILDING INS	.30	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.91	3
CLEANING		
REPAIR/MAINT	.91	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.18	3
CLEANING	.40	3
REPAIR/MAINT	.75	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.03	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Boston, MA

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	53 BLDS	16,281,971 SQ. FT.				15,615,544 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	49					20.95	22.60	17.36	25.36
RETAIL AREA	34	23.72	27.28	16.37	40.25				
OTHER AREA	8	19.72	16.90	8.26	32.32				
TOTAL RENT	52	20.54	22.64	18.06	25.55				
MISCELLANEOUS	37	1.25	.49	.18	1.24				
TOTAL INCOME	52	21.66	22.95	18.99	26.35				
EXPENSE									
CLEANING	51	1.31	1.19	.98	1.37	1.35	1.27	1.05	1.44
REPAIR-MAINT	52	1.75	1.37	1.04	1.73	1.80	1.47	1.09	1.82
UTILITIES	46	2.01	1.70	1.19	2.19	2.06	1.83	1.19	2.25
RDS/GRNDS/SEC	49	.47	.42	.31	.55	.49	.43	.32	.62
ADMINISTRATIVE	51	.93	1.01	.65	1.49	.96	1.17	.68	1.62
TOTAL OPER EXP	45	6.56	5.99	5.23	6.62	6.83	6.40	5.40	7.27
FIXED EXPENSES	53	4.27	3.54	2.83	4.29	4.45	3.79	3.12	5.01
TOTAL OPER+FIX	45	10.90	9.94	8.85	10.48	11.34	10.63	9.01	11.91
LEASING EXP	39	1.09	.70	.21	1.49				
TOTAL PAYROLL	44	1.30	.86	.57	1.36				
TOTAL CONTRACT	49	2.36	2.60	2.03	3.04				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13711	51
AVG SQFT/RETAIL TENANT	2935	39
AVG SQFT/OFFICE WORKER	240	34
AVG % OFFICE OCCUPANCY	95.8	51
AVG % RETAIL OCCUPANCY	84.9	39
AVG $ RATE YR-END RENT	30.25	45
RENTABLE/GROSS SQFT	.90	37

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.30	47
PAYROLL	.76	16
CONTRACT	.82	47
SUP/MAT/MISC	.09	42
TRASH REMOVAL	.13	47
REPR/MAINT TOTAL	1.67	48
PAYROLL	.75	34
ELEVATOR	.32	46
HVAC	.26	46
ELECTRICAL	.07	41
STRUCT/ROOF	.05	17
PLUMBING	.03	37
FIRE/LIFE SFTY	.03	20
OTHER MAINT/SUP	.40	46

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.99	43
ELECTRICAL	1.52	43
GAS	.10	24
FUEL OIL	.09	15
PURCH STEAM	.59	10
PURCH CH WTR		
COAL		
WATER/SEWER	.10	42
RDS/GNDS/SEC TOTAL	.49	45
RDS/GNDS TOTAL	.07	26
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	26
RDS/GNDS OTHER	.04	21

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.45	43
SEC PAYROLL	.38	18
SEC CONTRACTS	.36	34
SEC OTHER	.03	12
ADMIN TOTAL	1.01	47
PAYROLL	.33	29
MGMT FEES	.60	45
PROF FEES	.08	38
GEN OFC EXP	.07	37
OTHER ADM EXP	.06	38

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.41	49
REAL ESTATE TAX	4.19	49
BUILDING INS	.23	47
PERS PROP TAX	.02	5
OTHER TAX	.00	3
LEASING EXPENSES	1.24	38
ADV/PROMOTION	.07	19
COMMISSIONS	.28	29
PROF FEES	.11	14
TENANT ALTS	1.19	22
BUY-OUTS		
OTHER LEASING	.32	9

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.30	44
CLEANING	.76	16
REPAIR/MAINT	.75	34
RDS/GROUNDS		
SECURITY	.38	18
ADMINISTRATIVE	.33	29
TOTAL CONTRACTS	2.36	49
CLEANING	.82	47
REPAIR/MAINT	.69	48
RDS/GROUNDS	.04	26
SECURITY	.36	34
ADMINISTRATIVE	.67	45

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	208,966 SQ. FT.				185,639 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					20.37	21.00	16.82	22.95
RETAIL AREA	5	29.62	35.00	12.66	46.95				
OTHER AREA									
TOTAL RENT	6	21.42	19.67	18.45	22.95				
MISCELLANEOUS	2	.97	.94						
TOTAL INCOME	6	21.78	19.88	19.11	22.95				
EXPENSE									
CLEANING	5	1.07	1.19	.79	1.21	1.19	1.33	.79	1.46
REPAIR-MAINT	6	1.50	1.47	1.06	2.12	1.66	1.76	1.13	2.12
UTILITIES	6	1.23	1.24	.92	1.34	1.36	1.29	.99	1.38
RDS/GRNDS/SEC	5	.28	.26	.02	.56	.32	.29	.02	.66
ADMINISTRATIVE	5	1.15	1.15	.95	1.41	1.30	1.21	1.12	1.57
TOTAL OPER EXP	5	5.22	5.62	3.89	6.28	5.92	6.69	4.34	7.03
FIXED EXPENSES	6	2.51	2.09	1.60	3.03	2.83	2.43	1.78	3.25
TOTAL OPER+FIX	5	7.66	7.60	5.77	9.12	8.68	8.47	6.47	10.60
LEASING EXP	5	1.12	1.37	.41	1.70				
TOTAL PAYROLL	3	.61	.85						
TOTAL CONTRACT	6	2.41	2.52	1.66	3.27				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2750	6
AVG SQFT/RETAIL TENANT	1593	5
AVG SQFT/OFFICE WORKER	145	3
AVG % OFFICE OCCUPANCY	93.3	6
AVG % RETAIL OCCUPANCY	89.1	5
AVG $ RATE YR-END RENT	23.64	5
RENTABLE/GROSS SQFT	1.00	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.07	5
PAYROLL		
CONTRACT	.71	5
SUP/MAT/MISC	.15	5
TRASH REMOVAL	.21	5
REPR/MAINT TOTAL	1.50	6
PAYROLL	.79	3
ELEVATOR	.20	6
HVAC	.28	5
ELECTRICAL	.10	4
STRUCT/ROOF		
PLUMBING	.12	5
FIRE/LIFE SFTY	.08	5
OTHER MAINT/SUP	.40	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.23	6
ELECTRICAL	.87	6
GAS	.19	4
FUEL OIL	.09	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.21	6
RDS/GNDS/SEC TOTAL	.28	5
RDS/GNDS TOTAL	.07	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	2
RDS/GNDS OTHER	.02	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.41	3
SEC PAYROLL		
SEC CONTRACTS	.35	3
SEC OTHER	.07	3
ADMIN TOTAL	1.15	5
PAYROLL		
MGMT FEES	.81	5
PROF FEES	.23	5
GEN OFC EXP	.09	5
OTHER ADM EXP	.02	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.66	5
REAL ESTATE TAX	2.36	5
BUILDING INS	.30	5
PERS PROP TAX	.06	2
OTHER TAX		
LEASING EXPENSES	1.12	5
ADV/PROMOTION	.03	2
COMMISSIONS	.59	4
PROF FEES	.37	2
TENANT ALTS	.64	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.81	3
CLEANING		
REPAIR/MAINT	.79	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	2.41	6
CLEANING	.71	5
REPAIR/MAINT	.99	6
RDS/GROUNDS	.04	2
SECURITY	.35	3
ADMINISTRATIVE	1.04	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Boston, MA

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	12 BLDS	823,973 SQ. FT.				772,462 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					23.39	23.66	22.64	25.00
RETAIL AREA	6	25.61	27.79	22.00	38.50				
OTHER AREA									
TOTAL RENT	11	23.26	23.73	21.98	24.99				
MISCELLANEOUS	5	.51	.26	.15	.93				
TOTAL INCOME	11	23.47	24.03	21.98	25.67				
EXPENSE									
CLEANING	11	1.06	1.01	.97	1.24	1.14	1.17	1.05	1.32
REPAIR-MAINT	11	1.04	1.13	.84	1.33	1.11	1.23	.84	1.43
UTILITIES	9	1.66	1.74	1.38	1.91	1.70	1.88	1.38	2.00
RDS/GRNDS/SEC	10	.47	.37	.13	.87	.51	.41	.13	.94
ADMINISTRATIVE	12	1.13	1.08	.74	1.38	1.20	1.16	.81	1.59
TOTAL OPER EXP	9	5.49	5.49	5.21	5.98	5.70	5.80	5.21	6.28
FIXED EXPENSES	12	3.33	3.41	2.51	3.82	3.55	3.57	2.90	3.98
TOTAL OPER+FIX	9	8.91	9.24	8.31	9.61	9.27	9.30	8.33	10.53
LEASING EXP	6	2.68	1.43	.16	3.49				
TOTAL PAYROLL	10	.72	.72	.54	.88				
TOTAL CONTRACT	12	2.33	2.60	2.04	3.01				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7467	11
AVG SQFT/RETAIL TENANT	2596	7
AVG SQFT/OFFICE WORKER	213	8
AVG % OFFICE OCCUPANCY	94.9	11
AVG % RETAIL OCCUPANCY	80.7	7
AVG $ RATE YR-END RENT	25.78	9
RENTABLE/GROSS SQFT	.96	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.06	11
PAYROLL	.36	2
CONTRACT	.79	11
SUP/MAT/MISC	.11	10
TRASH REMOVAL	.11	11
REPR/MAINT TOTAL	1.04	11
PAYROLL	.56	8
ELEVATOR	.13	11
HVAC	.21	11
ELECTRICAL	.05	10
STRUCT/ROOF	.04	7
PLUMBING	.03	11
FIRE/LIFE SFTY	.05	7
OTHER MAINT/SUP	.18	11

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.66	9
ELECTRICAL	1.33	9
GAS	.14	5
FUEL OIL	.32	2
PURCH STEAM	.43	2
PURCH CH WTR		
COAL		
WATER/SEWER	.07	9
RDS/GNDS/SEC TOTAL	.47	10
RDS/GNDS TOTAL	.06	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	6
RDS/GNDS OTHER	.05	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.43	10
SEC PAYROLL	.41	2
SEC CONTRACTS	.43	8
SEC OTHER	.03	2
ADMIN TOTAL	1.13	12
PAYROLL	.27	5
MGMT FEES	.79	12
PROF FEES	.12	10
GEN OFC EXP	.07	8
OTHER ADM EXP	.07	10

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.33	12
REAL ESTATE TAX	3.00	12
BUILDING INS	.36	11
PERS PROP TAX		
OTHER TAX	.00	3
LEASING EXPENSES	2.68	6
ADV/PROMOTION	.03	3
COMMISSIONS	.61	4
PROF FEES	.06	2
TENANT ALTS	4.60	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.72	10
CLEANING	.36	2
REPAIR/MAINT	.56	8
RDS/GROUNDS		
SECURITY	.41	2
ADMINISTRATIVE	.27	5
TOTAL CONTRACTS	2.33	12
CLEANING	.79	11
REPAIR/MAINT	.47	11
RDS/GROUNDS	.03	6
SECURITY	.43	8
ADMINISTRATIVE	.89	12

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	12 BLDS	2,464,227 SQ. FT.				2,309,455 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					22.06	24.33	16.13	27.46
RETAIL AREA	9	27.03	28.20	10.33	46.99				
OTHER AREA									
TOTAL RENT	12	21.98	24.10	16.13	26.49				
MISCELLANEOUS	10	.93	.47	.21	1.72				
TOTAL INCOME	12	22.78	24.18	17.79	27.22				
EXPENSE									
CLEANING	12	1.18	1.20	1.02	1.27	1.22	1.27	1.08	1.37
REPAIR-MAINT	12	1.23	1.09	.96	1.52	1.27	1.11	1.05	1.52
UTILITIES	10	1.46	1.08	1.00	1.66	1.50	1.08	1.00	1.66
RDS/GRNDS/SEC	12	.52	.49	.37	.53	.55	.54	.37	.59
ADMINISTRATIVE	12	1.43	1.45	1.20	1.54	1.52	1.60	1.20	1.69
TOTAL OPER EXP	10	5.76	6.18	4.73	6.57	6.16	6.33	5.27	7.14
FIXED EXPENSES	12	3.24	3.23	2.83	3.89	3.44	3.44	3.11	4.16
TOTAL OPER+FIX	10	9.19	9.63	7.49	10.36	9.80	10.11	8.46	12.04
LEASING EXP	10	1.03	.76	.24	1.45				
TOTAL PAYROLL	12	1.14	1.01	.69	1.47				
TOTAL CONTRACT	12	2.52	2.86	1.87	3.03				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5660	12
AVG SQFT/RETAIL TENANT	2795	9
AVG SQFT/OFFICE WORKER	244	9
AVG % OFFICE OCCUPANCY	95.3	12
AVG % RETAIL OCCUPANCY	78.8	9
AVG $ RATE YR-END RENT	26.78	12
RENTABLE/GROSS SQFT	.96	10

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.18	12
PAYROLL	.30	2
CONTRACT	.80	12
SUP/MAT/MISC	.07	12
TRASH REMOVAL	.16	12
REPR/MAINT TOTAL	1.23	12
PAYROLL	.46	10
ELEVATOR	.19	12
HVAC	.20	12
ELECTRICAL	.09	12
STRUCT/ROOF	.09	7
PLUMBING	.04	11
FIRE/LIFE SFTY	.04	3
OTHER MAINT/SUP	.27	12

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.46	10
ELECTRICAL	1.29	10
GAS	.06	6
FUEL OIL	.13	6
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	10
RDS/GNDS/SEC TOTAL	.52	12
RDS/GNDS TOTAL	.17	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.08	8
RDS/GNDS OTHER	.13	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.41	12
SEC PAYROLL	.31	9
SEC CONTRACTS	.28	7
SEC OTHER	.03	4
ADMIN TOTAL	1.43	12
PAYROLL	.47	11
MGMT FEES	.76	11
PROF FEES	.20	10
GEN OFC EXP	.11	11
OTHER ADM EXP	.06	9

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.24	12
REAL ESTATE TAX	3.00	12
BUILDING INS	.23	12
PERS PROP TAX	.06	2
OTHER TAX		
LEASING EXPENSES	1.03	10
ADV/PROMOTION	.14	8
COMMISSIONS	.25	9
PROF FEES	.17	4
TENANT ALTS	.70	8
BUY-OUTS		
OTHER LEASING	.07	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.14	12
CLEANING	.30	2
REPAIR/MAINT	.46	10
RDS/GROUNDS		
SECURITY	.31	9
ADMINISTRATIVE	.47	11
TOTAL CONTRACTS	2.52	12
CLEANING	.80	12
REPAIR/MAINT	.57	12
RDS/GROUNDS	.08	8
SECURITY	.28	7
ADMINISTRATIVE	.93	11

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Boston, MA

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,264,334 SQ. FT.				1,217,919 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					19.16	19.44		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	23.85	23.33						
MISCELLANEOUS	3	.08	.08						
TOTAL INCOME	3	23.93	23.38						
EXPENSE									
CLEANING	3	1.17	1.04			1.20	1.05		
REPAIR-MAINT	3	1.81	1.95			1.86	2.10		
UTILITIES	3	1.73	1.65			1.73	1.65		
RDS/GRNDS/SEC	3	.35	.31			.36	.34		
ADMINISTRATIVE	3	1.22	1.50			1.27	1.51		
TOTAL OPER EXP	3	6.27	6.54			6.51	6.72		
FIXED EXPENSES	3	3.78	3.12			3.93	3.41		
TOTAL OPER+FIX	3	10.05	9.62			10.43	10.64		
LEASING EXP	3	.44	.13						
TOTAL PAYROLL	2	.99	.93						
TOTAL CONTRACT	2	2.89	2.90						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10715	3
AVG SQFT/RETAIL TENANT	1433	2
AVG SQFT/OFFICE WORKER	207	2
AVG % OFFICE OCCUPANCY	97.7	3
AVG % RETAIL OCCUPANCY	90.0	2
AVG $ RATE YR-END RENT	25.84	3
RENTABLE/GROSS SQFT	.83	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.00	2
PAYROLL		
CONTRACT	.83	2
SUP/MAT/MISC	.07	2
TRASH REMOVAL	.11	2
REPR/MAINT TOTAL	1.59	2
PAYROLL		
ELEVATOR	.17	2
HVAC	.39	2
ELECTRICAL	.03	2
STRUCT/ROOF		
PLUMBING	.02	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.39	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.04	2
ELECTRICAL	1.71	2
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	2
RDS/GNDS/SEC TOTAL	.37	2
RDS/GNDS TOTAL	.03	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	2
SEC PAYROLL		
SEC CONTRACTS	.34	2
SEC OTHER		
ADMIN TOTAL	1.59	2
PAYROLL	.42	2
MGMT FEES	1.03	2
PROF FEES	.05	2
GEN OFC EXP	.06	2
OTHER ADM EXP	.04	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.17	2
REAL ESTATE TAX	3.82	2
BUILDING INS	.35	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.63	2
ADV/PROMOTION	.06	2
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.99	2
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.42	2
TOTAL CONTRACTS	2.85	2
CLEANING	.83	2
REPAIR/MAINT	.63	2
RDS/GROUNDS	.02	2
SECURITY	.34	2
ADMINISTRATIVE	1.08	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	10,753,950 SQ. FT.				10,464,423 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					20.58	19.84	17.65	25.35
RETAIL AREA	5	18.86	29.34	6.94	40.03				
OTHER AREA	4	22.21	26.91	16.88	41.42				
TOTAL RENT	12	19.44	18.92	15.69	25.66				
MISCELLANEOUS	11	1.56	.58	.42	1.66				
TOTAL INCOME	12	20.91	20.77	16.63	26.53				
EXPENSE									
CLEANING	12	1.35	1.26	1.17	1.58	1.37	1.31	1.17	1.66
REPAIR-MAINT	12	1.92	1.73	1.36	2.42	1.95	1.78	1.36	2.56
UTILITIES	12	2.21	2.42	2.03	2.49	2.24	2.42	2.03	2.56
RDS/GRNDS/SEC	11	.46	.40	.36	.49	.47	.42	.37	.50
ADMINISTRATIVE	11	.70	.65	.60	.73	.72	.67	.61	.74
TOTAL OPER EXP	12	6.76	6.56	5.56	7.44	6.95	6.63	5.67	7.72
FIXED EXPENSES	12	4.61	5.28	3.72	5.47	4.74	5.37	3.84	5.57
TOTAL OPER+FIX	12	11.36	10.70	10.39	11.85	11.69	11.23	10.71	12.10
LEASING EXP	9	.74	.57	.28	.70				
TOTAL PAYROLL	9	1.45	.90	.51	2.71				
TOTAL CONTRACT	9	2.14	2.19	1.01	3.00				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	27522	11
AVG SQFT/RETAIL TENANT	4636	8
AVG SQFT/OFFICE WORKER	247	9
AVG % OFFICE OCCUPANCY	95.9	11
AVG % RETAIL OCCUPANCY	82.1	8
AVG $ RATE YR-END RENT	32.05	10
RENTABLE/GROSS SQFT	.90	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.36	9
PAYROLL	.99	4
CONTRACT	.75	9
SUP/MAT/MISC	.10	8
TRASH REMOVAL	.13	9
REPR/MAINT TOTAL	1.87	9
PAYROLL	.86	7
ELEVATOR	.40	9
HVAC	.31	8
ELECTRICAL	.06	7
STRUCT/ROOF		
PLUMBING	.02	5
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.43	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.18	10
ELECTRICAL	1.61	10
GAS	.01	2
FUEL OIL	.02	2
PURCH STEAM	.80	8
PURCH CH WTR		
COAL		
WATER/SEWER	.11	9
RDS/GNDS/SEC TOTAL	.48	8
RDS/GNDS TOTAL	.04	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	5
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.45	8
SEC PAYROLL	.40	4
SEC CONTRACTS	.36	6
SEC OTHER	.07	3
ADMIN TOTAL	.73	8
PAYROLL	.26	7
MGMT FEES	.42	7
PROF FEES	.02	5
GEN OFC EXP	.05	8
OTHER ADM EXP	.06	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.88	10
REAL ESTATE TAX	4.67	10
BUILDING INS	.20	9
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.81	7
ADV/PROMOTION	.04	4
COMMISSIONS	.29	5
PROF FEES	.10	2
TENANT ALTS	.86	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.46	9
CLEANING	.99	4
REPAIR/MAINT	.86	7
RDS/GROUNDS		
SECURITY	.40	4
ADMINISTRATIVE	.26	7
TOTAL CONTRACTS	2.14	9
CLEANING	.75	9
REPAIR/MAINT	.76	9
RDS/GROUNDS	.04	5
SECURITY	.36	6
ADMINISTRATIVE	.44	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Boston, MA

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	66 BLDS	5,107,916 SQ. FT.				5,084,480 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	63					18.04	14.56	12.26	21.52
RETAIL AREA	9	9.10	9.64						
OTHER AREA									
TOTAL RENT	63	17.97	14.68	12.26	21.52				
MISCELLANEOUS	40	.53	.38	.13	1.03				
TOTAL INCOME	63	18.26	14.86	12.35	21.52				
EXPENSE									
CLEANING	46	1.09	1.01	.86	1.20	1.09	1.01	.86	1.20
REPAIR-MAINT	66	.90	.90	.42	1.22	.91	.90	.42	1.22
UTILITIES	42	1.79	1.75	1.23	2.06	1.79	1.75	1.23	2.06
RDS/GRNDS/SEC	65	.60	.53	.33	.79	.61	.53	.33	.79
ADMINISTRATIVE	65	.92	.81	.61	1.15	.92	.81	.61	1.15
TOTAL OPER EXP	41	5.37	5.21	4.46	6.00	5.41	5.21	4.56	6.00
FIXED EXPENSES	65	2.11	1.98	1.83	2.34	2.12	2.03	1.83	2.34
TOTAL OPER + FIX	40	7.49	7.41	6.46	8.24	7.54	7.41	6.63	8.24
LEASING EXP	52	.78	.17	.12	1.06				
TOTAL PAYROLL	62	.66	.56	.45	.82				
TOTAL CONTRACT	66	2.18	2.13	1.83	2.64				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	472	65
AVG SQFT/RETAIL TENANT	3446	10
AVG SQFT/OFFICE WORKER	269	50
AVG % OFFICE OCCUPANCY	92.0	66
AVG % RETAIL OCCUPANCY	100.0	10
AVG $ RATE YR-END RENT	21.92	58
RENTABLE/GROSS SQFT	.97	31

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.09	46
PAYROLL	.08	8
CONTRACT	.89	45
SUP/MAT/MISC	.06	43
TRASH REMOVAL	.13	45
REPR/MAINT TOTAL	.91	65
PAYROLL	.50	50
ELEVATOR	.06	45
HVAC	.19	63
ELECTRICAL	.10	62
STRUCT/ROOF	.02	25
PLUMBING	.04	46
FIRE/LIFE SFTY	.02	39
OTHER MAINT/SUP	.21	59

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.79	42
ELECTRICAL	1.66	42
GAS	.11	11
FUEL OIL	.10	12
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	42
RDS/GNDS/SEC TOTAL	.60	65
RDS/GNDS TOTAL	.35	62
RDS/GNDS PAYRL	.11	11
RDS/GNDS CONTR	.26	55
RDS/GNDS OTHER	.16	43

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.31	38
SEC PAYROLL		
SEC CONTRACTS	.31	36
SEC OTHER	.02	8
ADMIN TOTAL	.92	65
PAYROLL	.26	53
MGMT FEES	.54	56
PROF FEES	.12	53
GEN OFC EXP	.11	62
OTHER ADM EXP	.06	50

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.11	65
REAL ESTATE TAX	1.91	65
BUILDING INS	.20	65
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.78	52
ADV/PROMOTION	.08	45
COMMISSIONS	.41	27
PROF FEES	.23	21
TENANT ALTS	1.11	16
BUY-OUTS		
OTHER LEASING	.14	26

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.66	62
CLEANING	.08	8
REPAIR/MAINT	.50	50
RDS/GROUNDS	.11	11
SECURITY		
ADMINISTRATIVE	.26	53
TOTAL CONTRACTS	2.18	66
CLEANING	.89	45
REPAIR/MAINT	.39	65
RDS/GROUNDS	.26	55
SECURITY	.31	36
ADMINISTRATIVE	.56	64

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	314,975 SQ. FT.				314,975 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	9					13.35	12.26	9.76	15.37
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9	13.35	12.26	9.76	15.37				
MISCELLANEOUS									
TOTAL INCOME	9	13.35	12.26	9.76	15.37				
EXPENSE									
CLEANING	8	1.00	1.11	.97	1.20	1.00	1.11	.97	1.20
REPAIR-MAINT	9	.70	.39	.13	1.22	.70	.39	.13	1.22
UTILITIES	8	1.81	1.61	1.38	2.26	1.81	1.61	1.38	2.26
RDS/GRNDS/SEC	8	.54	.56	.36	.82	.54	.56	.36	.82
ADMINISTRATIVE	8	.66	.67	.39	1.11	.66	.67	.39	1.11
TOTAL OPER EXP	8	4.76	4.92	3.17	5.86	4.76	4.92	3.17	5.86
FIXED EXPENSES	8	2.27	2.21	1.93	2.34	2.27	2.21	1.93	2.34
TOTAL OPER + FIX	7	7.27	7.49	7.07	8.06	7.27	7.49	7.07	8.06
LEASING EXP	4	.21	.17	.11	.38				
TOTAL PAYROLL	8	.63	.66	.60	.75				
TOTAL CONTRACT	9	1.61	1.92	.69	2.30				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14541	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	205	5
AVG % OFFICE OCCUPANCY	93.0	9
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.23	6
RENTABLE/GROSS SQFT	.97	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.00	8
PAYROLL		
CONTRACT	.76	7
SUP/MAT/MISC	.06	8
TRASH REMOVAL	.18	7
REPR/MAINT TOTAL	.81	8
PAYROLL	.66	4
ELEVATOR	.07	6
HVAC	.16	6
ELECTRICAL	.06	8
STRUCT/ROOF	.04	3
PLUMBING	.05	5
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.14	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.81	8
ELECTRICAL	1.59	8
GAS	.20	2
FUEL OIL	.13	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	8
RDS/GNDS/SEC TOTAL	.54	8
RDS/GNDS TOTAL	.52	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.38	7
RDS/GNDS OTHER	.22	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.19	4
SEC PAYROLL		
SEC CONTRACTS	.19	4
SEC OTHER		
ADMIN TOTAL	.66	8
PAYROLL	.34	5
MGMT FEES	.40	7
PROF FEES	.10	6
GEN OFC EXP	.05	8
OTHER ADM EXP	.01	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.27	8
REAL ESTATE TAX	2.09	8
BUILDING INS	.18	8
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.21	4
ADV/PROMOTION	.18	4
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.63	8
CLEANING		
REPAIR/MAINT	.66	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.34	5
TOTAL CONTRACTS	1.61	9
CLEANING	.76	7
REPAIR/MAINT	.29	8
RDS/GROUNDS	.38	7
SECURITY	.19	4
ADMINISTRATIVE	.42	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Boston, MA

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	574,148 SQ. FT.				574,148 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	7					15.88	13.85	12.25	17.80
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	15.86	13.85	12.26	17.83				
MISCELLANEOUS									
TOTAL INCOME	7	15.88	13.85	12.26	17.83				
EXPENSE									
CLEANING	8	.86	.91	.57	1.07	.86	.91	.57	1.07
REPAIR-MAINT	8	.67	.46	.28	1.08	.67	.46	.28	1.08
UTILITIES	7	1.36	1.28	1.16	1.67	1.36	1.28	1.16	1.67
RDS/GRNDS/SEC	8	.58	.51	.31	.78	.58	.51	.31	.78
ADMINISTRATIVE	8	1.00	1.06	.78	1.30	1.00	1.06	.78	1.30
TOTAL OPER EXP	7	4.63	5.06	4.31	5.35	4.63	5.06	4.31	5.35
FIXED EXPENSES	8	1.58	1.68	1.21	1.88	1.58	1.68	1.21	1.86
TOTAL OPER+FIX	7	6.28	6.73	5.61	7.04	6.28	6.73	5.61	7.04
LEASING EXP	6	1.18	.20	.15	1.01				
TOTAL PAYROLL	7	.50	.30	.24	.74				
TOTAL CONTRACT	8	2.07	2.13	1.27	2.63				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6478	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	248	7
AVG % OFFICE OCCUPANCY	90.3	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.44	7
RENTABLE/GROSS SQFT	.93	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.86	8
PAYROLL		
CONTRACT	.65	8
SUP/MAT/MISC	.07	8
TRASH REMOVAL	.14	8
REPR/MAINT TOTAL	.67	8
PAYROLL	.70	3
ELEVATOR	.05	8
HVAC	.10	8
ELECTRICAL	.04	8
STRUCT/ROOF		
PLUMBING	.02	6
FIRE/LIFE SFTY	.06	3
OTHER MAINT/SUP	.12	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.36	7
ELECTRICAL	1.20	7
GAS	.20	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	7
RDS/GNDS/SEC TOTAL	.58	8
RDS/GNDS TOTAL	.40	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.39	7
RDS/GNDS OTHER	.62	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.31	4
SEC PAYROLL		
SEC CONTRACTS	.31	4
SEC OTHER		
ADMIN TOTAL	1.00	8
PAYROLL	.16	7
MGMT FEES	.63	8
PROF FEES	.04	7
GEN OFC EXP	.10	8
OTHER ADM EXP	.10	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.58	8
REAL ESTATE TAX	1.40	8
BUILDING INS	.18	8
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.18	6
ADV/PROMOTION	.20	6
COMMISSIONS	.37	2
PROF FEES		
TENANT ALTS	2.15	2
BUY-OUTS		
OTHER LEASING	.08	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.50	7
CLEANING		
REPAIR/MAINT	.70	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.16	7
TOTAL CONTRACTS	2.07	8
CLEANING	.65	8
REPAIR/MAINT	.24	8
RDS/GROUNDS	.39	7
SECURITY	.31	4
ADMINISTRATIVE	.86	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	19 BLDS	3,259,896 SQ. FT.				3,256,370 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	17					18.34	18.37	13.79	22.74
RETAIL AREA									
OTHER AREA									
TOTAL RENT	17	18.32	18.37	13.79	22.74				
MISCELLANEOUS	11	.74	.64	.24	1.10				
TOTAL INCOME	17	18.77	19.14	14.52	23.06				
EXPENSE									
CLEANING	17	1.03	1.01	.84	1.26	1.03	1.01	.84	1.27
REPAIR-MAINT	19	.94	.90	.65	1.23	.94	.90	.65	1.23
UTILITIES	14	1.99	1.99	1.83	2.31	1.99	1.99	1.83	2.31
RDS/GRNDS/SEC	19	.58	.56	.42	.79	.58	.56	.42	.79
ADMINISTRATIVE	19	.99	.75	.63	1.11	.99	.76	.63	1.11
TOTAL OPER EXP	13	5.53	5.86	4.77	6.35	5.54	5.86	4.81	6.35
FIXED EXPENSES	19	2.23	2.15	1.89	2.41	2.23	2.15	1.89	2.41
TOTAL OPER+FIX	13	7.72	7.91	6.77	8.96	7.73	7.91	6.77	8.96
LEASING EXP	14	.98	.66	.03	1.39				
TOTAL PAYROLL	17	.67	.55	.46	.87				
TOTAL CONTRACT	19	2.26	2.31	1.98	2.69				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12763	19
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	271	14
AVG % OFFICE OCCUPANCY	91.3	19
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	23.64	15
RENTABLE/GROSS SQFT	1.00	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.03	17
PAYROLL	.06	5
CONTRACT	.85	17
SUP/MAT/MISC	.06	16
TRASH REMOVAL	.11	17
REPR/MAINT TOTAL	.94	19
PAYROLL	.44	13
ELEVATOR	.06	18
HVAC	.22	19
ELECTRICAL	.13	16
STRUCT/ROOF	.01	3
PLUMBING	.05	14
FIRE/LIFE SFTY	.02	14
OTHER MAINT/SUP	.22	19

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.99	14
ELECTRICAL	1.88	14
GAS	.05	2
FUEL OIL	.15	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	14
RDS/GNDS/SEC TOTAL	.58	19
RDS/GNDS TOTAL	.30	18
RDS/GNDS PAYRL	.10	4
RDS/GNDS CONTR	.24	18
RDS/GNDS OTHER	.06	11

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.29	19
SEC PAYROLL		
SEC CONTRACTS	.29	19
SEC OTHER	.02	5
ADMIN TOTAL	.99	19
PAYROLL	.31	17
MGMT FEES	.52	18
PROF FEES	.12	10
GEN OFC EXP	.11	18
OTHER ADM EXP	.07	9

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.23	19
REAL ESTATE TAX	2.03	19
BUILDING INS	.20	19
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.98	14
ADV/PROMOTION	.07	7
COMMISSIONS	.56	4
PROF FEES	.28	4
TENANT ALTS	1.12	9
BUY-OUTS		
OTHER LEASING	.21	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.67	17
CLEANING	.06	5
REPAIR/MAINT	.44	13
RDS/GROUNDS	.10	4
SECURITY		
ADMINISTRATIVE	.31	17
TOTAL CONTRACTS	2.26	19
CLEANING	.85	17
REPAIR/MAINT	.44	19
RDS/GROUNDS	.24	18
SECURITY	.29	19
ADMINISTRATIVE	.60	18

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Buffalo, NY

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	2,564,765 SQ. FT.				2,517,257 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					11.75	12.10	9.66	13.85
RETAIL AREA	2	20.81	45.61						
OTHER AREA									
TOTAL RENT	6	10.66	10.72	8.48	13.85				
MISCELLANEOUS	4	1.90	.58	.16	2.08				
TOTAL INCOME	6	10.88	11.15	8.79	13.85				
EXPENSE									
CLEANING	8	.95	.85	.67	1.20	.95	.85	.68	1.20
REPAIR-MAINT	8	1.10	.96	.53	1.48	1.10	.96	.53	1.48
UTILITIES	8	2.20	1.77	1.49	2.25	2.20	1.77	1.49	2.25
RDS/GRNDS/SEC	8	.30	.21	.13	.26	.30	.21	.14	.26
ADMINISTRATIVE	8	.55	.54	.32	.73	.56	.54	.33	.73
TOTAL OPER EXP	8	5.09	4.14	3.37	6.47	5.19	4.14	3.53	6.49
FIXED EXPENSES	8	2.02	1.44	1.09	2.42	2.05	1.49	1.09	2.43
TOTAL OPER+FIX	8	7.11	5.75	4.48	8.67	7.24	5.75	4.71	8.70
LEASING EXP	5	.20	.23	.12	.38				
TOTAL PAYROLL	8	.82	.81	.50	1.34				
TOTAL CONTRACT	8	1.76	1.11	.88	2.32				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8367	8
AVG SQFT/RETAIL TENANT	621	4
AVG SQFT/OFFICE WORKER	207	6
AVG % OFFICE OCCUPANCY	94.3	8
AVG % RETAIL OCCUPANCY	26.6	4
AVG $ RATE YR-END RENT	19.23	8
RENTABLE/GROSS SQFT	1.00	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.95	8
PAYROLL		
CONTRACT	.79	7
SUP/MAT/MISC	.07	7
TRASH REMOVAL	.06	8
REPR/MAINT TOTAL	1.10	8
PAYROLL	.51	8
ELEVATOR	.20	8
HVAC	.14	4
ELECTRICAL	.09	3
STRUCT/ROOF	.33	2
PLUMBING	.21	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.08	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.20	8
ELECTRICAL	1.86	7
GAS	.32	4
FUEL OIL	.04	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	5
RDS/GNDS/SEC TOTAL	.30	8
RDS/GNDS TOTAL	.05	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.27	8
SEC PAYROLL	.14	6
SEC CONTRACTS	.24	5
SEC OTHER		
ADMIN TOTAL	.55	8
PAYROLL	.14	5
MGMT FEES	.20	6
PROF FEES	.23	4
GEN OFC EXP	.05	4
OTHER ADM EXP	.23	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.02	8
REAL ESTATE TAX	1.66	8
BUILDING INS	.33	8
PERS PROP TAX		
OTHER TAX	.12	2
LEASING EXPENSES	.20	5
ADV/PROMOTION	.01	2
COMMISSIONS	.19	3
PROF FEES	.05	2
TENANT ALTS	.19	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.82	8
CLEANING		
REPAIR/MAINT	.51	8
RDS/GROUNDS		
SECURITY	.14	6
ADMINISTRATIVE	.14	5
TOTAL CONTRACTS	1.76	8
CLEANING	.79	7
REPAIR/MAINT	.51	8
RDS/GROUNDS	.05	3
SECURITY	.24	5
ADMINISTRATIVE	.35	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	864,473 SQ. FT.				850,453 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					10.00	10.72	7.97	13.95
RETAIL AREA	2	20.81	45.61						
OTHER AREA									
TOTAL RENT	4	9.90	10.72	7.90	13.95				
MISCELLANEOUS	2	.54	.43						
TOTAL INCOME	4	10.19	11.15	8.32	13.96				
EXPENSE									
CLEANING	4	1.30	1.20	.94	1.46	1.30	1.20	.94	1.48
REPAIR-MAINT	4	1.44	1.41	.60	2.16	1.44	1.41	.61	2.16
UTILITIES	4	1.82	1.76	1.49	2.08	1.82	1.76	1.49	2.08
RDS/GRNDS/SEC	4	.47	.22	.15	.68	.47	.22	.15	.71
ADMINISTRATIVE	4	.66	.54	.44	.94	.67	.54	.45	.94
TOTAL OPER EXP	4	5.70	5.71	3.75	7.24	5.79	5.71	3.76	7.43
FIXED EXPENSES	4	1.76	1.39	1.09	2.27	1.79	1.39	1.09	2.34
TOTAL OPER+FIX	4	7.46	7.10	4.84	9.50	7.56	7.10	4.86	9.77
LEASING EXP	3	.16	.23						
TOTAL PAYROLL	4	1.36	1.34	.79	1.60				
TOTAL CONTRACT	4	2.07	1.80	1.01	3.01				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4692	4
AVG SQFT/RETAIL TENANT	430	2
AVG SQFT/OFFICE WORKER	186	4
AVG % OFFICE OCCUPANCY	94.9	4
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	15.70	4
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.30	4
PAYROLL		
CONTRACT	1.22	3
SUP/MAT/MISC	.10	3
TRASH REMOVAL	.05	4
REPR/MAINT TOTAL	1.44	4
PAYROLL	.66	4
ELEVATOR	.17	4
HVAC	.15	2
ELECTRICAL		
STRUCT/ROOF		
PLUMBING	.50	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.15	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.82	4
ELECTRICAL	1.11	3
GAS	.35	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.23	2
RDS/GNDS/SEC TOTAL	.47	4
RDS/GNDS TOTAL	.06	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.44	4
SEC PAYROLL	.20	3
SEC CONTRACTS	.33	3
SEC OTHER		
ADMIN TOTAL	.66	4
PAYROLL	.29	2
MGMT FEES	.40	3
PROF FEES	.04	2
GEN OFC EXP		
OTHER ADM EXP	.36	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.76	4
REAL ESTATE TAX	1.39	4
BUILDING INS	.29	4
PERS PROP TAX		
OTHER TAX	.12	2
LEASING EXPENSES	.16	3
ADV/PROMOTION		
COMMISSIONS	.19	2
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.36	4
CLEANING		
REPAIR/MAINT	.68	4
RDS/GROUNDS		
SECURITY	.20	3
ADMINISTRATIVE	.29	2
TOTAL CONTRACTS	2.07	4
CLEANING	1.22	3
REPAIR/MAINT	.66	4
RDS/GROUNDS	.06	2
SECURITY	.33	3
ADMINISTRATIVE	.30	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Charleston, WV

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	890,466 SQ. FT.				890,466 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					13.93	14.62	10.72	19.40
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	13.93	14.62	10.72	19.41				
MISCELLANEOUS	4	.52	.19	.08	.88				
TOTAL INCOME	4	14.45	15.40	11.57	19.52				
EXPENSE									
CLEANING	4	.72	.67	.63	.82	.72	.67	.63	.82
REPAIR-MAINT	4	1.27	1.23	.75	1.66	1.27	1.23	.75	1.66
UTILITIES	4	1.59	1.59	1.42	1.71	1.59	1.59	1.42	1.71
RDS/GRNDS/SEC	4	.31	.33	.27	.37	.31	.33	.27	.37
ADMINISTRATIVE	4	.81	.95	.56	1.19	.81	.95	.56	1.19
TOTAL OPER EXP	4	4.71	4.87	4.39	4.98	4.71	4.87	4.39	4.98
FIXED EXPENSES	4	1.74	1.79	1.32	2.36	1.74	1.79	1.32	2.36
TOTAL OPER+FIX	4	6.44	6.30	6.25	6.79	6.44	6.30	6.25	6.79
LEASING EXP	4	.20	.14	.10	.30				
TOTAL PAYROLL	4	.56	.51	.39	.69				
TOTAL CONTRACT	4	2.16	2.18	2.01	2.33				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10754	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	280	3
AVG % OFFICE OCCUPANCY	97.1	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.71	4
RENTABLE/GROSS SQFT	.88	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.72	4
PAYROLL		
CONTRACT	.64	4
SUP/MAT/MISC	.08	3
TRASH REMOVAL	.02	4
REPR/MAINT TOTAL	1.27	4
PAYROLL	.33	4
ELEVATOR	.21	4
HVAC	.11	4
ELECTRICAL	.06	4
STRUCT/ROOF		
PLUMBING	.01	3
FIRE/LIFE SFTY	.24	4
OTHER MAINT/SUP	.21	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.59	4
ELECTRICAL	1.42	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	4
RDS/GNDS/SEC TOTAL	.31	4
RDS/GNDS TOTAL	.06	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	3
RDS/GNDS OTHER	.04	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.27	4
SEC PAYROLL		
SEC CONTRACTS	.26	4
SEC OTHER		
ADMIN TOTAL	.81	4
PAYROLL	.23	4
MGMT FEES	.91	2
PROF FEES	.11	4
GEN OFC EXP	.08	4
OTHER ADM EXP	.03	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.74	4
REAL ESTATE TAX	1.28	4
BUILDING INS	.23	4
PERS PROP TAX		
OTHER TAX	.32	3
LEASING EXPENSES	.20	4
ADV/PROMOTION	.03	3
COMMISSIONS	.05	2
PROF FEES	.01	2
TENANT ALTS	.06	3
BUY-OUTS		
OTHER LEASING	.23	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.56	4
CLEANING		
REPAIR/MAINT	.33	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.23	4
TOTAL CONTRACTS	2.16	4
CLEANING	.64	4
REPAIR/MAINT	.73	4
RDS/GROUNDS	.04	3
SECURITY	.26	4
ADMINISTRATIVE	.49	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	890,466 SQ. FT.				890,466 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					13.93	14.62	10.72	19.40
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	13.93	14.62	10.72	19.41				
MISCELLANEOUS	4	.52	.19	.08	.88				
TOTAL INCOME	4	14.45	15.40	11.57	19.52				
EXPENSE									
CLEANING	4	.72	.67	.63	.82	.72	.67	.63	.82
REPAIR-MAINT	4	1.27	1.23	.75	1.66	1.27	1.23	.75	1.66
UTILITIES	4	1.59	1.59	1.42	1.71	1.59	1.59	1.42	1.71
RDS/GRNDS/SEC	4	.31	.33	.27	.37	.31	.33	.27	.37
ADMINISTRATIVE	4	.81	.95	.56	1.19	.81	.95	.56	1.19
TOTAL OPER EXP	4	4.71	4.87	4.39	4.98	4.71	4.87	4.39	4.98
FIXED EXPENSES	4	1.74	1.79	1.32	2.36	1.74	1.79	1.32	2.36
TOTAL OPER+FIX	4	6.44	6.30	6.25	6.79	6.44	6.30	6.25	6.79
LEASING EXP	4	.20	.14	.10	.30				
TOTAL PAYROLL	4	.56	.51	.39	.69				
TOTAL CONTRACT	4	2.16	2.18	2.01	2.33				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10754	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	280	3
AVG % OFFICE OCCUPANCY	97.1	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.71	4
RENTABLE/GROSS SQFT	.88	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.72	4
PAYROLL		
CONTRACT	.64	4
SUP/MAT/MISC	.08	3
TRASH REMOVAL	.02	4
REPR/MAINT TOTAL	1.27	4
PAYROLL	.33	4
ELEVATOR	.21	4
HVAC	.11	4
ELECTRICAL	.06	4
STRUCT/ROOF		
PLUMBING	.01	3
FIRE/LIFE SFTY	.24	4
OTHER MAINT/SUP	.21	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.59	4
ELECTRICAL	1.42	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	4
RDS/GNDS/SEC TOTAL	.31	4
RDS/GNDS TOTAL	.06	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	3
RDS/GNDS OTHER	.04	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.27	4
SEC PAYROLL		
SEC CONTRACTS	.26	4
SEC OTHER		
ADMIN TOTAL	.81	4
PAYROLL	.23	4
MGMT FEES	.91	2
PROF FEES	.11	4
GEN OFC EXP	.08	4
OTHER ADM EXP	.03	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.74	4
REAL ESTATE TAX	1.28	4
BUILDING INS	.23	4
PERS PROP TAX		
OTHER TAX	.32	3
LEASING EXPENSES	.20	4
ADV/PROMOTION	.03	3
COMMISSIONS	.05	2
PROF FEES	.01	2
TENANT ALTS	.06	3
BUY-OUTS		
OTHER LEASING	.23	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.56	4
CLEANING		
REPAIR/MAINT	.33	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.23	4
TOTAL CONTRACTS	2.16	4
CLEANING	.64	4
REPAIR/MAINT	.73	4
RDS/GROUNDS	.04	3
SECURITY	.26	4
ADMINISTRATIVE	.49	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Charlotte, NC

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,994,505 SQ. FT.				1,888,775 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					14.93	12.53	9.63	17.15
RETAIL AREA	4	14.18	14.35						
OTHER AREA									
TOTAL RENT	6	14.80	12.54	9.63	16.81				
MISCELLANEOUS	4	.72	1.00						
TOTAL INCOME	6	15.48	12.59	9.63	17.98				
EXPENSE									
CLEANING	6	.80	.79	.68	.88	.82	.81	.69	.90
REPAIR-MAINT	6	.71	.80	.65	.93	.73	.80	.66	.95
UTILITIES	6	1.46	1.79	1.28	1.88	1.46	1.79	1.29	1.88
RDS/GRNDS/SEC	6	.44	.39	.06	.50	.47	.41	.06	.53
ADMINISTRATIVE	6	.76	.45	.39	.99	.80	.47	.39	1.06
TOTAL OPER EXP	6	4.17	4.05	3.82	4.51	4.40	4.05	3.92	4.80
FIXED EXPENSES	6	1.14	.97	.78	1.28	1.20	1.02	.78	1.36
TOTAL OPER+FIX	6	5.31	4.80	4.71	5.79	5.60	4.90	4.78	6.16
LEASING EXP	4	.43	.29						
TOTAL PAYROLL	6	.98	.64	.38	1.15				
TOTAL CONTRACT	6	1.29	1.72	.96	1.75				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16295	6
AVG SQFT/RETAIL TENANT	2281	4
AVG SQFT/OFFICE WORKER	206	5
AVG % OFFICE OCCUPANCY	96.6	6
AVG % RETAIL OCCUPANCY	87.7	4
AVG $ RATE YR-END RENT	17.00	6
RENTABLE/GROSS SQFT	.91	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.80	6
PAYROLL		
CONTRACT	.44	6
SUP/MAT/MISC	.09	6
TRASH REMOVAL	.05	4
REPR/MAINT TOTAL	.71	6
PAYROLL	.22	6
ELEVATOR	.16	6
HVAC	.10	6
ELECTRICAL	.03	4
STRUCT/ROOF		
PLUMBING	.01	4
FIRE/LIFE SFTY	.04	3
OTHER MAINT/SUP	.15	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.46	6
ELECTRICAL	1.39	6
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	6
RDS/GNDS/SEC TOTAL	.44	6
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.02	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.39	6
SEC PAYROLL	.36	4
SEC CONTRACTS	.03	6
SEC OTHER	.03	2
ADMIN TOTAL	.76	6
PAYROLL	.17	4
MGMT FEES	.43	6
PROF FEES	.04	4
GEN OFC EXP	.06	4
OTHER ADM EXP	.09	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.14	6
REAL ESTATE TAX	1.07	6
BUILDING INS	.07	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.43	4
ADV/PROMOTION	.46	2
COMMISSIONS	.14	3
PROF FEES		
TENANT ALTS	.07	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.96	6
CLEANING		
REPAIR/MAINT	.22	6
RDS/GROUNDS		
SECURITY	.36	4
ADMINISTRATIVE	.17	4
TOTAL CONTRACTS	1.29	6
CLEANING	.44	6
REPAIR/MAINT	.34	6
RDS/GROUNDS		
SECURITY	.03	6
ADMINISTRATIVE	.46	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	16 BLDS	1,296,571 SQ. FT.				1,296,571 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	15					13.23	13.65	10.84	14.69
RETAIL AREA									
OTHER AREA									
TOTAL RENT	15	13.35	13.65	10.93	14.86				
MISCELLANEOUS	13	.09	.07	.03	.11				
TOTAL INCOME	15	13.44	13.72	10.97	14.89				
EXPENSE									
CLEANING	16	.75	.72	.64	.79	.75	.72	.64	.79
REPAIR-MAINT	16	.57	.58	.43	.73	.57	.58	.43	.73
UTILITIES	14	1.63	1.80	1.17	1.98	1.63	1.80	1.17	1.98
RDS/GRNDS/SEC	16	.25	.25	.20	.31	.25	.25	.20	.31
ADMINISTRATIVE	16	.82	.81	.63	.91	.82	.81	.63	.91
TOTAL OPER EXP	14	4.05	4.11	3.41	4.74	4.05	4.11	3.41	4.74
FIXED EXPENSES	16	1.02	1.01	.92	1.11	1.02	1.01	.92	1.11
TOTAL OPER+FIX	14	5.07	5.14	4.44	5.77	5.07	5.14	4.44	5.77
LEASING EXP	13	1.27	1.35	.35	1.76				
TOTAL PAYROLL	15	.11	.07	.05	.15				
TOTAL CONTRACT	16	1.90	1.90	1.78	2.05				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5321	16
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	241	14
AVG % OFFICE OCCUPANCY	93.6	16
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.97	16
RENTABLE/GROSS SQFT	.87	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.75	16
PAYROLL	.03	11
CONTRACT	.60	16
SUP/MAT/MISC	.10	13
TRASH REMOVAL	.05	14
REPR/MAINT TOTAL	.56	16
PAYROLL	.03	14
ELEVATOR	.08	15
HVAC	.23	15
ELECTRICAL	.04	13
STRUCT/ROOF	.07	14
PLUMBING	.02	14
FIRE/LIFE SFTY	.02	13
OTHER MAINT/SUP	.11	15

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.63	14
ELECTRICAL	1.53	14
GAS	.39	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	14
RDS/GNDS/SEC TOTAL	.25	16
RDS/GNDS TOTAL	.17	16
RDS/GNDS PAYRL	.02	12
RDS/GNDS CONTR	.06	16
RDS/GNDS OTHER	.08	14

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.08	16
SEC PAYROLL		
SEC CONTRACTS	.08	15
SEC OTHER		
ADMIN TOTAL	.82	16
PAYROLL	.35	2
MGMT FEES	.67	16
PROF FEES	.05	14
GEN OFC EXP	.07	9
OTHER ADM EXP	.03	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.02	16
REAL ESTATE TAX	.94	16
BUILDING INS	.08	16
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.27	13
ADV/PROMOTION	.02	9
COMMISSIONS	.42	9
PROF FEES	.03	5
TENANT ALTS	1.10	10
BUY-OUTS		
OTHER LEASING	.00	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.11	15
CLEANING	.03	11
REPAIR/MAINT	.03	14
RDS/GROUNDS	.02	12
SECURITY		
ADMINISTRATIVE	.35	2
TOTAL CONTRACTS	1.90	16
CLEANING	.60	16
REPAIR/MAINT	.44	15
RDS/GROUNDS	.08	16
SECURITY	.08	15
ADMINISTRATIVE	.71	16

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Charlotte, NC

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	748,042 SQ. FT.				748,042 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	11					13.06	13.65	10.84	14.75
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11	13.16	13.65	10.93	15.06				
MISCELLANEOUS	10	.07	.05	.03	.07				
TOTAL INCOME	11	13.22	13.72	10.97	15.07				
EXPENSE									
CLEANING	11	.79	.69	.66	.78	.79	.69	.66	.78
REPAIR-MAINT	11	.63	.63	.53	.73	.63	.63	.53	.73
UTILITIES	11	1.84	1.81	1.56	2.10	1.84	1.81	1.56	2.10
RDS/GRNDS/SEC	11	.28	.28	.23	.33	.28	.28	.23	.33
ADMINISTRATIVE	11	.82	.82	.66	.88	.82	.82	.66	.88
TOTAL OPER EXP	11	4.34	4.34	3.95	4.79	4.34	4.34	3.95	4.79
FIXED EXPENSES	11	1.02	1.03	.92	1.11	1.02	1.03	.92	1.11
TOTAL OPER+FIX	11	5.37	5.34	4.97	5.81	5.37	5.34	4.97	5.81
LEASING EXP	9	1.03	1.00	.35	1.50				
TOTAL PAYROLL	11	.14	.09	.06	.15				
TOTAL CONTRACT	11	2.00	2.04	1.86	2.07				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4168	11
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	243	9
AVG % OFFICE OCCUPANCY	94.7	11
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.89	11
RENTABLE/GROSS SQFT	.87	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.79	11
PAYROLL	.02	7
CONTRACT	.69	11
SUP/MAT/MISC	.08	9
TRASH REMOVAL	.05	10
REPR/MAINT TOTAL	.63	11
PAYROLL	.05	10
ELEVATOR	.09	11
HVAC	.26	11
ELECTRICAL	.04	9
STRUCT/ROOF	.05	10
PLUMBING	.02	10
FIRE/LIFE SFTY	.02	9
OTHER MAINT/SUP	.12	10

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.84	11
ELECTRICAL	1.73	11
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	11
RDS/GNDS/SEC TOTAL	.28	11
RDS/GNDS TOTAL	.19	11
RDS/GNDS PAYRL	.03	8
RDS/GNDS CONTR	.09	11
RDS/GNDS OTHER	.09	10

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.08	11
SEC PAYROLL		
SEC CONTRACTS	.09	10
SEC OTHER		
ADMIN TOTAL	.82	11
PAYROLL	.35	2
MGMT FEES	.63	11
PROF FEES	.05	10
GEN OFC EXP	.13	5
OTHER ADM EXP	.04	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.02	11
REAL ESTATE TAX	.94	11
BUILDING INS	.08	11
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.03	9
ADV/PROMOTION	.03	6
COMMISSIONS	.69	6
PROF FEES	.05	3
TENANT ALTS	.67	7
BUY-OUTS		
OTHER LEASING	.01	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.14	11
CLEANING	.02	7
REPAIR/MAINT	.05	10
RDS/GROUNDS	.03	8
SECURITY		
ADMINISTRATIVE	.35	2
TOTAL CONTRACTS	2.00	11
CLEANING	.69	11
REPAIR/MAINT	.47	11
RDS/GROUNDS	.09	11
SECURITY	.09	10
ADMINISTRATIVE	.67	11

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	510,443 SQ. FT.				510,443 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	3					14.06	13.93		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	14.22	14.33						
MISCELLANEOUS	3	.13	.11						
TOTAL INCOME	3	14.35	14.52						
EXPENSE									
CLEANING	4	.71	.77	.64	.83	.71	.77	.64	.83
REPAIR-MAINT	4	.46	.43	.37	.53	.46	.43	.37	.53
UTILITIES	2	1.04	1.07			1.04	1.07		
RDS/GRNDS/SEC	4	.20	.20	.16	.23	.20	.20	.16	.23
ADMINISTRATIVE	4	.85	.84	.73	.94	.85	.84	.73	.94
TOTAL OPER EXP	2	3.19	3.21			3.19	3.21		
FIXED EXPENSES	4	1.04	1.04	.97	1.12	1.04	1.04	.97	1.12
TOTAL OPER+FIX	2	4.24	4.26			4.24	4.26		
LEASING EXP	4	1.58	1.76	.86	2.35				
TOTAL PAYROLL	4	.07	.05	.04	.11				
TOTAL CONTRACT	4	1.79	1.83	1.69	1.89				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11855	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	239	4
AVG % OFFICE OCCUPANCY	92.9	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.61	4
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.71	4
PAYROLL	.04	4
CONTRACT	.47	4
SUP/MAT/MISC	.15	4
TRASH REMOVAL	.06	4
REPR/MAINT TOTAL	.46	4
PAYROLL	.02	4
ELEVATOR	.08	4
HVAC	.16	4
ELECTRICAL	.03	4
STRUCT/ROOF	.11	4
PLUMBING	.01	4
FIRE/LIFE SFTY	.02	4
OTHER MAINT/SUP	.04	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.04	2
ELECTRICAL	.97	2
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	2
RDS/GNDS/SEC TOTAL	.20	4
RDS/GNDS TOTAL	.13	4
RDS/GNDS PAYRL	.01	4
RDS/GNDS CONTR	.04	4
RDS/GNDS OTHER	.07	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.07	4
SEC PAYROLL		
SEC CONTRACTS	.07	4
SEC OTHER		
ADMIN TOTAL	.85	4
PAYROLL		
MGMT FEES	.76	4
PROF FEES	.05	4
GEN OFC EXP	.02	4
OTHER ADM EXP	.03	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.04	4
REAL ESTATE TAX	.96	4
BUILDING INS	.08	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.58	4
ADV/PROMOTION	.02	3
COMMISSIONS	.11	3
PROF FEES	.01	2
TENANT ALTS	1.66	3
BUY-OUTS		
OTHER LEASING	.00	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.07	4
CLEANING	.04	4
REPAIR/MAINT	.02	4
RDS/GROUNDS	.01	4
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.79	4
CLEANING	.47	4
REPAIR/MAINT	.41	4
RDS/GROUNDS	.04	4
SECURITY	.07	4
ADMINISTRATIVE	.80	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Chattanooga, TN

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	345,478 SQ. FT.				327,283 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					10.66	9.28		
RETAIL AREA	2	1.76	4.30						
OTHER AREA									
TOTAL RENT	3	10.19	9.28						
MISCELLANEOUS									
TOTAL INCOME	3	10.19	9.29						
EXPENSE									
CLEANING	3	.60	.67			.63	.67		
REPAIR-MAINT	3	1.05	1.26			1.10	1.26		
UTILITIES	3	1.98	1.69			2.06	1.69		
RDS/GRNDS/SEC	3	.31	.31			.33	.31		
ADMINISTRATIVE	3	1.02	1.05			1.07	1.23		
TOTAL OPER EXP	3	4.96	4.95			5.24	4.95		
FIXED EXPENSES	3	1.65	.82			1.74	.82		
TOTAL OPER+FIX	3	6.61	5.78			6.98	5.78		
LEASING EXP	2	.66	.66						
TOTAL PAYROLL	3	1.17	1.36						
TOTAL CONTRACT	3	1.49	1.58						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3327	3
AVG SQFT/RETAIL TENANT	1055	2
AVG SQFT/OFFICE WORKER	218	3
AVG % OFFICE OCCUPANCY	87.4	3
AVG % RETAIL OCCUPANCY	36.0	2
AVG $ RATE YR-END RENT	11.37	3
RENTABLE/GROSS SQFT	.89	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.60	3
PAYROLL		
CONTRACT	.52	2
SUP/MAT/MISC	.08	2
TRASH REMOVAL		
REPR/MAINT TOTAL	1.05	3
PAYROLL		
ELEVATOR	.31	3
HVAC	.17	3
ELECTRICAL	.06	3
STRUCT/ROOF		
PLUMBING	.01	2
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.23	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.98	3
ELECTRICAL	1.76	3
GAS	.12	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.14	3
RDS/GNDS/SEC TOTAL	.31	3
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.31	3
SEC PAYROLL		
SEC CONTRACTS	.31	3
SEC OTHER		
ADMIN TOTAL	1.02	3
PAYROLL	1.07	2
MGMT FEES	.34	2
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.65	3
REAL ESTATE TAX	1.16	3
BUILDING INS	.40	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.66	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.17	3
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	1.07	2
TOTAL CONTRACTS	1.49	3
CLEANING	.52	2
REPAIR/MAINT	.57	3
RDS/GROUNDS		
SECURITY	.31	3
ADMINISTRATIVE	.40	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	345,478 SQ. FT.				327,283 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					10.66	9.28		
RETAIL AREA	2	1.76	4.30						
OTHER AREA									
TOTAL RENT	3	10.19	9.28						
MISCELLANEOUS									
TOTAL INCOME	3	10.19	9.29						
EXPENSE									
CLEANING	3	.60	.67			.63	.67		
REPAIR-MAINT	3	1.05	1.26			1.10	1.26		
UTILITIES	3	1.98	1.69			2.06	1.69		
RDS/GRNDS/SEC	3	.31	.31			.33	.31		
ADMINISTRATIVE	3	1.02	1.05			1.07	1.23		
TOTAL OPER EXP	3	4.96	4.95			5.24	4.95		
FIXED EXPENSES	3	1.65	.82			1.74	.82		
TOTAL OPER+FIX	3	6.61	5.78			6.98	5.78		
LEASING EXP	2	.66	.66						
TOTAL PAYROLL	3	1.17	1.36						
TOTAL CONTRACT	3	1.49	1.58						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3327	3
AVG SQFT/RETAIL TENANT	1055	2
AVG SQFT/OFFICE WORKER	218	3
AVG % OFFICE OCCUPANCY	87.4	3
AVG % RETAIL OCCUPANCY	36.0	2
AVG $ RATE YR-END RENT	11.37	3
RENTABLE/GROSS SQFT	.89	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.60	3
PAYROLL		
CONTRACT	.52	2
SUP/MAT/MISC	.08	2
TRASH REMOVAL		
REPR/MAINT TOTAL	1.05	3
PAYROLL		
ELEVATOR	.31	3
HVAC	.17	3
ELECTRICAL	.06	3
STRUCT/ROOF		
PLUMBING	.01	2
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.23	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.98	3
ELECTRICAL	1.76	3
GAS	.12	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.14	3
RDS/GNDS/SEC TOTAL	.31	3
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.31	3
SEC PAYROLL		
SEC CONTRACTS	.31	3
SEC OTHER		
ADMIN TOTAL	1.02	3
PAYROLL	1.07	2
MGMT FEES	.34	2
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.65	3
REAL ESTATE TAX	1.16	3
BUILDING INS	.40	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.66	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.17	3
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	1.07	2
TOTAL CONTRACTS	1.49	3
CLEANING	.52	2
REPAIR/MAINT	.57	3
RDS/GROUNDS		
SECURITY	.31	3
ADMINISTRATIVE	.40	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Chicago, IL

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	79 BLDS	43,296,438 SQ. FT.				40,930,847 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	64					18.07	15.81	12.46	21.09
RETAIL AREA	42	20.24	18.70	10.57	30.92				
OTHER AREA	16	12.44	7.26	2.31	12.50				
TOTAL RENT	71	17.57	15.81	12.18	20.29				
MISCELLANEOUS	60	.67	.24	.06	.88				
TOTAL INCOME	71	18.34	16.14	12.57	20.66				
EXPENSE									
CLEANING	79	1.51	1.42	1.06	1.80	1.55	1.45	1.17	1.87
REPAIR-MAINT	79	1.65	1.46	.92	1.96	1.70	1.51	.97	2.04
UTILITIES	77	1.59	1.45	1.12	1.94	1.62	1.48	1.14	1.98
RDS/GRNDS/SEC	76	.40	.32	.23	.51	.42	.32	.25	.54
ADMINISTRATIVE	78	.92	.85	.61	1.17	.96	.91	.61	1.23
TOTAL OPER EXP	78	6.08	5.82	4.82	6.89	6.43	6.21	5.09	7.17
FIXED EXPENSES	78	5.12	4.05	3.04	5.91	5.41	4.37	3.17	6.11
TOTAL OPER+FIX	75	11.07	10.13	8.27	11.99	11.70	10.66	8.42	12.79
LEASING EXP	63	.95	.79	.25	1.47				
TOTAL PAYROLL	75	1.44	1.16	.66	1.88				
TOTAL CONTRACT	77	2.40	2.38	1.44	3.07				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11327	73
AVG SQFT/RETAIL TENANT	3684	55
AVG SQFT/OFFICE WORKER	257	62
AVG % OFFICE OCCUPANCY	91.0	78
AVG % RETAIL OCCUPANCY	86.4	58
AVG $ RATE YR-END RENT	26.94	75
RENTABLE/GROSS SQFT	.89	46

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.63	76
PAYROLL	.84	40
CONTRACT	1.06	70
SUP/MAT/MISC	.10	69
TRASH REMOVAL	.04	69
REPR/MAINT TOTAL	1.67	78
PAYROLL	.67	60
ELEVATOR	.29	70
HVAC	.26	69
ELECTRICAL	.10	70
STRUCT/ROOF	.20	35
PLUMBING	.03	61
FIRE/LIFE SFTY	.04	42
OTHER MAINT/SUP	.31	73

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.63	76
ELECTRICAL	1.42	74
GAS	.20	45
FUEL OIL	.10	6
PURCH STEAM	.41	3
PURCH CH WTR	.46	3
COAL		
WATER/SEWER	.06	72
RDS/GNDS/SEC TOTAL	.41	74
RDS/GNDS TOTAL	.07	26
RDS/GNDS PAYRL	.07	4
RDS/GNDS CONTR	.06	24
RDS/GNDS OTHER	.04	20

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.40	70
SEC PAYROLL	.35	41
SEC CONTRACTS	.23	53
SEC OTHER	.03	30
ADMIN TOTAL	.94	78
PAYROLL	.31	59
MGMT FEES	.52	54
PROF FEES	.11	55
GEN OFC EXP	.08	67
OTHER ADM EXP	.21	53

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	5.23	78
REAL ESTATE TAX	5.01	75
BUILDING INS	.22	70
PERS PROP TAX		
OTHER TAX	.03	16
LEASING EXPENSES	.95	60
ADV/PROMOTION	.04	42
COMMISSIONS	.18	51
PROF FEES	.07	26
TENANT ALTS	.92	44
BUY-OUTS	.16	4
OTHER LEASING	.05	23

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.44	76
CLEANING	.84	40
REPAIR/MAINT	.67	60
RDS/GROUNDS	.07	4
SECURITY	.35	41
ADMINISTRATIVE	.31	59
TOTAL CONTRACTS	2.40	77
CLEANING	1.08	70
REPAIR/MAINT	.81	73
RDS/GROUNDS	.06	24
SECURITY	.23	53
ADMINISTRATIVE	.55	63

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	220,536 SQ. FT.				211,861 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					14.97	13.66		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	15.15	14.23						
MISCELLANEOUS	3	.21	.05						
TOTAL INCOME	3	15.36	14.71						
EXPENSE									
CLEANING	3	1.10	.91			1.15	.91		
REPAIR-MAINT	3	.85	.61			.89	.67		
UTILITIES	3	1.62	1.71			1.68	1.71		
RDS/GRNDS/SEC	3	.58	.80			.60	.86		
ADMINISTRATIVE	3	1.28	1.09			1.33	1.09		
TOTAL OPER EXP	3	5.42	4.95			5.65	5.48		
FIXED EXPENSES	3	3.49	3.41			3.63	3.69		
TOTAL OPER+FIX	3	8.91	8.36			9.28	9.26		
LEASING EXP	3	1.84	1.70						
TOTAL PAYROLL	2	1.52	1.67						
TOTAL CONTRACT	3	2.41	2.10						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6546	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	86.6	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.64	3
RENTABLE/GROSS SQFT	.76	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.10	3
PAYROLL		
CONTRACT	.59	2
SUP/MAT/MISC	.10	2
TRASH REMOVAL	.07	3
REPR/MAINT TOTAL	.85	3
PAYROLL	.38	2
ELEVATOR	.18	3
HVAC	.22	3
ELECTRICAL	.02	3
STRUCT/ROOF	.01	2
PLUMBING	.02	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.14	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.62	3
ELECTRICAL	1.41	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	3
RDS/GNDS/SEC TOTAL	.58	3
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.57	3
SEC PAYROLL		
SEC CONTRACTS	.45	2
SEC OTHER		
ADMIN TOTAL	1.28	3
PAYROLL		
MGMT FEES	.64	3
PROF FEES	.57	3
GEN OFC EXP	.01	3
OTHER ADM EXP	.09	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.49	3
REAL ESTATE TAX	3.15	3
BUILDING INS	.32	3
PERS PROP TAX		
OTHER TAX	.02	2
LEASING EXPENSES	1.84	3
ADV/PROMOTION		
COMMISSIONS	.53	3
PROF FEES		
TENANT ALTS	1.90	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.52	2
CLEANING		
REPAIR/MAINT	.38	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	2.41	3
CLEANING	.59	2
REPAIR/MAINT	.45	3
RDS/GROUNDS		
SECURITY	.45	2
ADMINISTRATIVE	1.21	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Chicago, IL

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	23 BLDS	4,466,626 SQ. FT.				4,269,300 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	19					15.99	13.38	10.81	20.13
RETAIL AREA	13	27.17	26.46	16.86	41.84				
OTHER AREA	4	18.85	8.59	1.89	65.96				
TOTAL RENT	20	16.33	13.99	11.68	20.27				
MISCELLANEOUS	14	.28	.23	.05	.39				
TOTAL INCOME	20	16.52	14.21	11.77	20.68				
EXPENSE									
CLEANING	23	1.64	1.39	1.10	1.96	1.69	1.40	1.22	1.96
REPAIR-MAINT	23	1.65	1.40	.82	1.92	1.70	1.45	.85	2.14
UTILITIES	23	1.61	1.57	1.10	1.94	1.63	1.57	1.11	1.94
RDS/GRNDS/SEC	22	.44	.41	.28	.53	.46	.43	.28	.60
ADMINISTRATIVE	22	.92	.92	.74	1.24	.96	.96	.79	1.40
TOTAL OPER EXP	23	6.18	5.77	4.87	7.63	6.47	5.94	5.05	7.87
FIXED EXPENSES	23	3.83	3.38	2.53	4.71	4.01	3.52	2.06	5.06
TOTAL OPER+FIX	23	10.01	9.91	7.41	11.84	10.48	10.30	7.66	12.34
LEASING EXP	15	1.09	.84	.40	1.41				
TOTAL PAYROLL	23	1.45	1.11	.81	1.46				
TOTAL CONTRACT	23	2.57	2.38	1.62	3.40				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6266	20
AVG SQFT/RETAIL TENANT	2677	15
AVG SQFT/OFFICE WORKER	275	18
AVG % OFFICE OCCUPANCY	89.3	22
AVG % RETAIL OCCUPANCY	95.9	17
AVG $ RATE YR-END RENT	19.89	20
RENTABLE/GROSS SQFT	.92	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.64	22
PAYROLL	.70	12
CONTRACT	1.12	22
SUP/MAT/MISC	.07	21
TRASH REMOVAL	.06	22
REPR/MAINT TOTAL	1.65	22
PAYROLL	.79	17
ELEVATOR	.36	18
HVAC	.30	19
ELECTRICAL	.08	18
STRUCT/ROOF	.23	9
PLUMBING	.02	15
FIRE/LIFE SFTY	.06	12
OTHER MAINT/SUP	.29	21

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.61	23
ELECTRICAL	1.29	22
GAS	.27	15
FUEL OIL	.23	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	22
RDS/GNDS/SEC TOTAL	.44	22
RDS/GNDS TOTAL	.10	9
RDS/GNDS PAYRL	.12	3
RDS/GNDS CONTR	.07	6
RDS/GNDS OTHER	.03	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.41	21
SEC PAYROLL	.25	11
SEC CONTRACTS	.35	15
SEC OTHER	.05	8
ADMIN TOTAL	.92	22
PAYROLL	.43	17
MGMT FEES	.70	15
PROF FEES	.08	16
GEN OFC EXP	.06	18
OTHER ADM EXP	.06	15

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.83	23
REAL ESTATE TAX	3.56	23
BUILDING INS	.29	20
PERS PROP TAX		
OTHER TAX	.30	2
LEASING EXPENSES	1.09	15
ADV/PROMOTION	.03	14
COMMISSIONS	.33	13
PROF FEES	.10	11
TENANT ALTS	.95	11
BUY-OUTS	.09	2
OTHER LEASING	.10	8

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.45	23
CLEANING	.70	12
REPAIR/MAINT	.79	17
RDS/GROUNDS	.12	3
SECURITY	.25	11
ADMINISTRATIVE	.43	17
TOTAL CONTRACTS	2.57	23
CLEANING	1.12	22
REPAIR/MAINT	.81	21
RDS/GROUNDS	.07	6
SECURITY	.35	15
ADMINISTRATIVE	.63	18

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	16 BLDS	6,949,765 SQ. FT.				6,562,489 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	12					14.89	15.78	13.58	17.91
RETAIL AREA	7	31.02	14.86	9.42	35.59				
OTHER AREA	3	3.61	2.22						
TOTAL RENT	13	15.29	15.90	12.57	18.11				
MISCELLANEOUS	12	1.01	.55	.09	1.60				
TOTAL INCOME	13	16.24	17.39	14.17	19.12				
EXPENSE									
CLEANING	16	1.47	1.51	1.07	1.79	1.52	1.57	1.19	1.87
REPAIR-MAINT	16	1.56	1.46	.95	1.96	1.61	1.51	.97	2.04
UTILITIES	14	1.72	1.61	1.35	2.07	1.75	1.62	1.35	2.09
RDS/GRNDS/SEC	15	.36	.28	.23	.40	.36	.32	.24	.41
ADMINISTRATIVE	16	.82	.76	.57	1.06	.87	.82	.58	1.14
TOTAL OPER EXP	14	5.81	6.02	5.16	6.67	6.06	6.35	5.18	6.79
FIXED EXPENSES	16	3.91	3.78	2.84	4.89	4.14	3.83	3.01	5.62
TOTAL OPER+FIX	14	9.66	9.99	8.51	11.49	10.08	10.12	8.59	12.02
LEASING EXP	13	1.10	1.10	.15	1.91				
TOTAL PAYROLL	15	1.44	1.09	.67	1.78				
TOTAL CONTRACT	16	2.24	2.44	1.31	2.89				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6247	16
AVG SQFT/RETAIL TENANT	2573	11
AVG SQFT/OFFICE WORKER	237	14
AVG % OFFICE OCCUPANCY	90.2	16
AVG % RETAIL OCCUPANCY	86.5	11
AVG $ RATE YR-END RENT	22.53	16
RENTABLE/GROSS SQFT	.97	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.47	16
PAYROLL	.78	9
CONTRACT	1.07	14
SUP/MAT/MISC	.09	15
TRASH REMOVAL	.04	13
REPR/MAINT TOTAL	1.57	16
PAYROLL	.72	13
ELEVATOR	.27	15
HVAC	.30	15
ELECTRICAL	.08	15
STRUCT/ROOF	.11	5
PLUMBING	.03	15
FIRE/LIFE SFTY	.02	9
OTHER MAINT/SUP	.19	14

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.72	14
ELECTRICAL	1.46	14
GAS	.27	9
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	14
RDS/GNDS/SEC TOTAL	.36	16
RDS/GNDS TOTAL	.05	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	4
RDS/GNDS OTHER	.07	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.36	14
SEC PAYROLL	.17	7
SEC CONTRACTS	.33	11
SEC OTHER	.02	5
ADMIN TOTAL	.79	16
PAYROLL	.33	10
MGMT FEES	.55	10
PROF FEES	.12	9
GEN OFC EXP	.10	15
OTHER ADM EXP	.05	9

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.91	16
REAL ESTATE TAX	3.69	16
BUILDING INS	.25	14
PERS PROP TAX		
OTHER TAX	.02	4
LEASING EXPENSES	1.10	13
ADV/PROMOTION	.13	7
COMMISSIONS	.23	9
PROF FEES	.10	5
TENANT ALTS	1.16	9
BUY-OUTS		
OTHER LEASING	.11	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.44	16
CLEANING	.78	9
REPAIR/MAINT	.72	13
RDS/GROUNDS		
SECURITY	.17	7
ADMINISTRATIVE	.33	10
TOTAL CONTRACTS	2.24	16
CLEANING	1.07	14
REPAIR/MAINT	.74	15
RDS/GROUNDS	.05	4
SECURITY	.33	11
ADMINISTRATIVE	.56	12

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Chicago, IL

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	23 BLDS	27,854,641 SQ. FT.				26,227,084 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	19					19.98	20.96	13.66	24.30
RETAIL AREA	13	16.12	18.53	6.04	27.01				
OTHER AREA	7	12.77	9.67	3.18	34.85				
TOTAL RENT	21	19.10	19.46	13.84	24.07				
MISCELLANEOUS	18	1.05	.46	.22	2.09				
TOTAL INCOME	21	20.02	19.68	15.49	24.81				
EXPENSE									
CLEANING	23	1.50	1.36	1.27	1.66	1.54	1.37	1.31	1.70
REPAIR-MAINT	23	1.60	1.37	.97	1.94	1.65	1.46	1.02	1.98
UTILITIES	23	1.62	1.45	1.01	2.17	1.65	1.46	1.07	2.28
RDS/GRNDS/SEC	23	.40	.27	.21	.45	.43	.28	.21	.46
ADMINISTRATIVE	23	.96	.82	.55	1.13	1.02	.89	.56	1.19
TOTAL OPER EXP	23	6.09	6.03	4.90	6.65	6.47	6.35	4.96	6.96
FIXED EXPENSES	23	5.63	5.79	3.84	7.03	5.97	5.91	4.13	7.55
TOTAL OPER + FIX	23	11.71	10.94	9.43	12.94	12.44	11.01	10.20	12.98
LEASING EXP	20	.97	.46	.12	1.47				
TOTAL PAYROLL	21	1.44	1.34	.51	1.93				
TOTAL CONTRACT	21	2.40	2.43	1.37	2.79				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17356	22
AVG SQFT/RETAIL TENANT	4351	18
AVG SQFT/OFFICE WORKER	268	19
AVG % OFFICE OCCUPANCY	92.8	23
AVG % RETAIL OCCUPANCY	82.6	19
AVG $ RATE YR-END RENT	29.03	22
RENTABLE/GROSS SQFT	.87	17

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.54	21
PAYROLL	.78	10
CONTRACT	1.11	20
SUP/MAT/MISC	.10	17
TRASH REMOVAL	.04	20
REPR/MAINT TOTAL	1.63	21
PAYROLL	.63	18
ELEVATOR	.29	20
HVAC	.21	19
ELECTRICAL	.11	20
STRUCT/ROOF	.22	14
PLUMBING	.03	19
FIRE/LIFE SFTY	.02	14
OTHER MAINT/SUP	.30	21

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.66	21
ELECTRICAL	1.50	21
GAS	.16	10
FUEL OIL	.12	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	21
RDS/GNDS/SEC TOTAL	.42	21
RDS/GNDS TOTAL	.06	10
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	10
RDS/GNDS OTHER	.04	7

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.41	20
SEC PAYROLL	.42	12
SEC CONTRACTS	.17	14
SEC OTHER	.02	10
ADMIN TOTAL	.99	21
PAYROLL	.32	20
MGMT FEES	.48	15
PROF FEES	.10	14
GEN OFC EXP	.08	17
OTHER ADM EXP	.27	18

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	5.87	20
REAL ESTATE TAX	5.65	20
BUILDING INS	.22	20
PERS PROP TAX		
OTHER TAX	.02	6
LEASING EXPENSES	.97	18
ADV/PROMOTION	.04	13
COMMISSIONS	.16	15
PROF FEES	.06	7
TENANT ALTS	.91	15
BUY-OUTS		
OTHER LEASING	.03	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.44	21
CLEANING	.78	10
REPAIR/MAINT	.63	18
RDS/GROUNDS		
SECURITY	.42	12
ADMINISTRATIVE	.32	20
TOTAL CONTRACTS	2.40	21
CLEANING	1.11	20
REPAIR/MAINT	.81	20
RDS/GROUNDS	.06	10
SECURITY	.17	14
ADMINISTRATIVE	.53	17

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Cincinnati, OH

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	20 BLDS	4,776,804 SQ. FT.				4,636,090 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	16					11.21	8.96	8.35	11.06
RETAIL AREA	8	11.49	9.46	8.65	18.98				
OTHER AREA									
TOTAL RENT	17	11.09	9.36	8.39	11.17				
MISCELLANEOUS	8	.15	.09	.02	.27				
TOTAL INCOME	17	11.17	9.52	8.42	11.17				
EXPENSE									
CLEANING	20	.83	.62	.55	.82	.85	.63	.55	.83
REPAIR-MAINT	20	.96	.83	.63	1.09	.98	.84	.70	1.09
UTILITIES	18	1.36	1.36	1.04	1.70	1.37	1.37	1.04	1.74
RDS/GRNDS/SEC	17	.49	.36	.33	.55	.51	.44	.33	.57
ADMINISTRATIVE	19	.59	.48	.36	.60	.61	.54	.38	.61
TOTAL OPER EXP	17	4.33	3.67	3.43	4.33	4.49	3.67	3.53	4.87
FIXED EXPENSES	19	1.46	1.21	.71	1.63	1.50	1.22	.71	1.74
TOTAL OPER + FIX	17	5.80	4.82	4.36	6.04	6.01	4.88	4.61	6.82
LEASING EXP	13	1.30	.44	.22	1.40				
TOTAL PAYROLL	17	.87	.56	.39	.73				
TOTAL CONTRACT	19	1.59	1.44	.96	1.70				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15239	17
AVG SQFT/RETAIL TENANT	2257	9
AVG SQFT/OFFICE WORKER	236	18
AVG % OFFICE OCCUPANCY	90.0	20
AVG % RETAIL OCCUPANCY	88.1	9
AVG $ RATE YR-END RENT	18.11	14
RENTABLE/GROSS SQFT	.98	13

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.87	18
PAYROLL	.53	5
CONTRACT	.58	16
SUP/MAT/MISC	.09	18
TRASH REMOVAL	.04	17
REPR/MAINT TOTAL	.94	19
PAYROLL	.39	16
ELEVATOR	.20	17
HVAC	.19	18
ELECTRICAL	.03	15
STRUCT/ROOF	.01	5
PLUMBING	.02	13
FIRE/LIFE SFTY	.03	14
OTHER MAINT/SUP	.14	17

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.36	18
ELECTRICAL	1.19	18
GAS	.16	13
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	18
RDS/GNDS/SEC TOTAL	.49	17
RDS/GNDS TOTAL	.05	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	6
RDS/GNDS OTHER	.01	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.47	16
SEC PAYROLL	.13	5
SEC CONTRACTS	.45	15
SEC OTHER	.01	4
ADMIN TOTAL	.52	18
PAYROLL	.32	11
MGMT FEES	.26	12
PROF FEES	.03	10
GEN OFC EXP	.05	10
OTHER ADM EXP	.09	11

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.37	18
REAL ESTATE TAX	1.07	18
BUILDING INS	.23	18
PERS PROP TAX	.09	2
OTHER TAX	.14	5
LEASING EXPENSES	1.30	13
ADV/PROMOTION	.13	7
COMMISSIONS	.60	7
PROF FEES		
TENANT ALTS	1.06	12
BUY-OUTS		
OTHER LEASING	.01	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.87	17
CLEANING	.53	5
REPAIR/MAINT	.39	16
RDS/GROUNDS		
SECURITY	.13	5
ADMINISTRATIVE	.32	11
TOTAL CONTRACTS	1.59	19
CLEANING	.56	16
REPAIR/MAINT	.44	19
RDS/GROUNDS	.04	8
SECURITY	.45	15
ADMINISTRATIVE	.25	14

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Cincinnati, OH

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	236,655 SQ. FT.				236,655 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	3					8.58	8.24		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	8.58	8.24						
MISCELLANEOUS									
TOTAL INCOME	3	8.60	8.29						
EXPENSE									
CLEANING	3	.79	.66			.79	.66		
REPAIR-MAINT	3	.87	.92			.87	.92		
UTILITIES	3	1.13	1.12			1.13	1.12		
RDS/GRNDS/SEC	3	.62	.56			.62	.56		
ADMINISTRATIVE	3	.46	.48			.46	.48		
TOTAL OPER EXP	3	3.87	3.74			3.87	3.74		
FIXED EXPENSES	3	.38	.41			.38	.41		
TOTAL OPER+FIX	3	4.24	4.19			4.24	4.19		
LEASING EXP	2	.31	.31						
TOTAL PAYROLL	2	.62	.61						
TOTAL CONTRACT	3	1.98	1.66						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7602	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	186	3
AVG % OFFICE OCCUPANCY	86.7	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.00	2
RENTABLE/GROSS SQFT	.90	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.79	3
PAYROLL		
CONTRACT	.63	3
SUP/MAT/MISC	.08	3
TRASH REMOVAL	.09	3
REPR/MAINT TOTAL	.87	3
PAYROLL	.62	2
ELEVATOR	.09	3
HVAC	.17	3
ELECTRICAL	.02	3
STRUCT/ROOF	.04	2
PLUMBING	.02	3
FIRE/LIFE SFTY	.04	3
OTHER MAINT/SUP	.12	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.13	3
ELECTRICAL	1.04	3
GAS	.03	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	3
RDS/GNDS/SEC TOTAL	.62	3
RDS/GNDS TOTAL	.06	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	2
RDS/GNDS OTHER	.03	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.59	3
SEC PAYROLL		
SEC CONTRACTS	.59	3
SEC OTHER		
ADMIN TOTAL	.46	3
PAYROLL		
MGMT FEES	.33	3
PROF FEES		
GEN OFC EXP	.07	2
OTHER ADM EXP	.05	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.38	3
REAL ESTATE TAX	.25	3
BUILDING INS	.13	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.31	2
ADV/PROMOTION	.18	2
COMMISSIONS		
PROF FEES		
TENANT ALTS	.08	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.62	2
CLEANING		
REPAIR/MAINT	.62	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.98	3
CLEANING	.63	3
REPAIR/MAINT	.36	3
RDS/GROUNDS	.03	2
SECURITY	.59	3
ADMINISTRATIVE	.38	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,567,428 SQ. FT.				1,531,342 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	7					9.54	9.16	8.91	10.69
RETAIL AREA	3	10.59	9.46						
OTHER AREA									
TOTAL RENT	7	9.58	9.16	8.91	10.63				
MISCELLANEOUS	4	.23	.21	.02	.52				
TOTAL INCOME	7	9.70	9.46	9.07	10.64				
EXPENSE									
CLEANING	7	.58	.55	.45	.59	.59	.55	.47	.63
REPAIR-MAINT	7	.90	.73	.55	.98	.93	.73	.55	1.12
UTILITIES	7	1.49	1.80	1.06	1.82	1.49	1.80	1.07	1.82
RDS/GRNDS/SEC	7	.41	.30	.26	.43	.42	.30	.26	.49
ADMINISTRATIVE	7	.38	.45	.33	.47	.40	.48	.33	.54
TOTAL OPER EXP	6	4.11	3.63	3.40	4.46	4.29	3.63	3.45	5.54
FIXED EXPENSES	7	1.15	1.21	1.09	1.29	1.20	1.22	1.09	1.44
TOTAL OPER+FIX	6	5.52	5.27	4.76	6.12	5.76	5.75	4.82	7.03
LEASING EXP	5	.90	1.31	.30	1.65				
TOTAL PAYROLL	7	.88	.55	.31	.62				
TOTAL CONTRACT	7	1.23	1.29	.86	1.51				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9459	7
AVG SQFT/RETAIL TENANT	2003	3
AVG SQFT/OFFICE WORKER	249	6
AVG % OFFICE OCCUPANCY	84.0	7
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	15.70	6
RENTABLE/GROSS SQFT	.92	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.58	7
PAYROLL		
CONTRACT	.43	7
SUP/MAT/MISC	.07	7
TRASH REMOVAL	.03	6
REPR/MAINT TOTAL	.90	7
PAYROLL	.42	6
ELEVATOR	.15	6
HVAC	.20	6
ELECTRICAL	.05	5
STRUCT/ROOF	.02	2
PLUMBING	.02	4
FIRE/LIFE SFTY	.03	6
OTHER MAINT/SUP	.14	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.49	7
ELECTRICAL	1.27	7
GAS	.19	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	7
RDS/GNDS/SEC TOTAL	.41	7
RDS/GNDS TOTAL	.05	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	2
RDS/GNDS OTHER	.01	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.38	6
SEC PAYROLL	.26	2
SEC CONTRACTS	.34	5
SEC OTHER	.03	2
ADMIN TOTAL	.38	7
PAYROLL	.37	3
MGMT FEES	.24	4
PROF FEES	.02	5
GEN OFC EXP	.03	4
OTHER ADM EXP	.14	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.15	7
REAL ESTATE TAX	.77	7
BUILDING INS	.23	7
PERS PROP TAX	.09	2
OTHER TAX		
LEASING EXPENSES	.90	5
ADV/PROMOTION	.10	2
COMMISSIONS	.09	2
PROF FEES		
TENANT ALTS	.83	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.88	7
CLEANING		
REPAIR/MAINT	.42	6
RDS/GROUNDS		
SECURITY	.26	2
ADMINISTRATIVE	.37	3
TOTAL CONTRACTS	1.23	7
CLEANING	.43	7
REPAIR/MAINT	.40	7
RDS/GROUNDS	.02	2
SECURITY	.34	5
ADMINISTRATIVE	.17	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Cincinnati, OH

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,505,792 SQ. FT.				1,467,542 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					11.07	10.95		
RETAIL AREA	2	14.16	17.20						
OTHER AREA									
TOTAL RENT	3	10.66	9.55						
MISCELLANEOUS	3	.11	.13						
TOTAL INCOME	3	10.77	9.57						
EXPENSE									
CLEANING	3	.71	.66			.71	.67		
REPAIR-MAINT	3	.76	.82			.76	.84		
UTILITIES	3	1.07	1.12			1.07	1.13		
RDS/GRNDS/SEC	3	.38	.37			.39	.37		
ADMINISTRATIVE	3	.58	.59			.59	.60		
TOTAL OPER EXP	3	3.45	3.46			3.54	3.55		
FIXED EXPENSES	3	1.68	1.36			1.73	1.38		
TOTAL OPER + FIX	3	5.13	4.82			5.27	4.86		
LEASING EXP	3	1.89	.23						
TOTAL PAYROLL	3	.50	.39						
TOTAL CONTRACT	3	1.61	1.66						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16944	3
AVG SQFT/RETAIL TENANT	3367	3
AVG SQFT/OFFICE WORKER	261	3
AVG % OFFICE OCCUPANCY	89.1	3
AVG % RETAIL OCCUPANCY	65.0	3
AVG $ RATE YR-END RENT	22.41	3
RENTABLE/GROSS SQFT	.87	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.71	3
PAYROLL	.06	2
CONTRACT	.56	3
SUP/MAT/MISC	.06	3
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	.76	3
PAYROLL	.26	3
ELEVATOR	.21	3
HVAC	.11	3
ELECTRICAL	.02	3
STRUCT/ROOF		
PLUMBING	.01	2
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.14	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.07	3
ELECTRICAL	1.01	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	3
RDS/GNDS/SEC TOTAL	.38	3
RDS/GNDS TOTAL	.06	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.33	3
SEC PAYROLL		
SEC CONTRACTS	.31	3
SEC OTHER	.01	2
ADMIN TOTAL	.58	3
PAYROLL	.19	3
MGMT FEES	.30	3
PROF FEES	.03	2
GEN OFC EXP	.07	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.68	3
REAL ESTATE TAX	1.52	3
BUILDING INS	.15	3
PERS PROP TAX		
OTHER TAX	.01	2
LEASING EXPENSES	1.89	3
ADV/PROMOTION	.13	3
COMMISSIONS		
PROF FEES		
TENANT ALTS	1.67	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.50	3
CLEANING	.06	2
REPAIR/MAINT	.26	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.19	3
TOTAL CONTRACTS	1.61	3
CLEANING	.56	3
REPAIR/MAINT	.36	3
RDS/GROUNDS	.06	2
SECURITY	.31	3
ADMINISTRATIVE	.32	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	960,096 SQ. FT.				956,849 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					11.32	11.61	10.33	11.89
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	11.30	11.61	10.33	11.89				
MISCELLANEOUS	5	.09	.06	.01	.14				
TOTAL INCOME	6	11.07	11.39	10.35	11.99				
EXPENSE									
CLEANING	6	.67	.69	.61	.72	.67	.70	.61	.72
REPAIR-MAINT	6	.76	.86	.71	.87	.76	.86	.71	.87
UTILITIES	6	1.37	1.36	1.27	1.46	1.37	1.36	1.27	1.47
RDS/GRNDS/SEC	6	.31	.35	.31	.37	.32	.35	.32	.37
ADMINISTRATIVE	6	.67	.65	.57	.77	.67	.65	.57	.79
TOTAL OPER EXP	6	3.71	3.88	3.72	3.95	3.72	3.88	3.72	3.95
FIXED EXPENSES	6	1.00	.91	.85	1.17	1.00	.91	.85	1.17
TOTAL OPER + FIX	6	4.89	4.83	4.68	5.05	4.91	4.83	4.80	5.05
LEASING EXP	6	1.21	.91	.24	2.61				
TOTAL PAYROLL	6	.43	.42	.39	.48				
TOTAL CONTRACT	6	1.51	1.56	1.46	1.71				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12253	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	164	3
AVG % OFFICE OCCUPANCY	87.4	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.75	6
RENTABLE/GROSS SQFT	.96	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.66	6
PAYROLL		
CONTRACT	.55	6
SUP/MAT/MISC	.07	6
TRASH REMOVAL	.04	5
REPR/MAINT TOTAL	.76	6
PAYROLL	.27	5
ELEVATOR	.06	6
HVAC	.17	6
ELECTRICAL	.04	5
STRUCT/ROOF	.01	4
PLUMBING	.04	6
FIRE/LIFE SFTY	.07	4
OTHER MAINT/SUP	.22	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.37	6
ELECTRICAL	1.31	6
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	6
RDS/GNDS/SEC TOTAL	.31	6
RDS/GNDS TOTAL	.28	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.27	6
RDS/GNDS OTHER	.02	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.08	3
SEC PAYROLL		
SEC CONTRACTS	.07	3
SEC OTHER		
ADMIN TOTAL	.67	6
PAYROLL	.18	6
MGMT FEES	.39	6
PROF FEES	.03	3
GEN OFC EXP	.08	6
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.00	6
REAL ESTATE TAX	.82	6
BUILDING INS	.18	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.21	6
ADV/PROMOTION		
COMMISSIONS	.16	5
PROF FEES		
TENANT ALTS	1.03	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.43	6
CLEANING		
REPAIR/MAINT	.27	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.16	6
TOTAL CONTRACTS	1.51	6
CLEANING	.55	6
REPAIR/MAINT	.35	6
RDS/GROUNDS	.27	6
SECURITY	.07	3
ADMINISTRATIVE	.41	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Cincinnati, OH

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	800,031 SQ. FT.				796,764 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					11.27	11.30	10.29	12.15
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	11.25	11.30	10.29	12.06				
MISCELLANEOUS	4	.09	.06	.01	.14				
TOTAL INCOME	5	11.31	11.39	10.35	12.16				
EXPENSE									
CLEANING	5	.66	.69	.61	.72	.66	.70	.61	.72
REPAIR-MAINT	5	.80	.86	.71	.87	.80	.86	.71	.87
UTILITIES	5	1.43	1.46	1.34	1.49	1.43	1.46	1.34	1.49
RDS/GRNDS/SEC	5	.31	.36	.25	.38	.31	.36	.25	.38
ADMINISTRATIVE	5	.67	.62	.53	.79	.67	.62	.53	.80
TOTAL OPER EXP	5	3.89	3.88	3.72	4.03	3.90	3.88	3.72	4.08
FIXED EXPENSES	5	1.01	.91	.72	1.29	1.01	.91	.73	1.29
TOTAL OPER+FIX	5	4.90	4.82	4.63	5.12	4.92	4.82	4.69	5.12
LEASING EXP	3	1.36	.91						
TOTAL PAYROLL	5	.43	.40	.27	.54				
TOTAL CONTRACT	5	1.61	1.58	1.46	1.77				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14891	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	161	2
AVG % OFFICE OCCUPANCY	89.7	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.49	5
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.66	5
PAYROLL		
CONTRACT	.56	5
SUP/MAT/MISC	.07	5
TRASH REMOVAL	.04	4
REPR/MAINT TOTAL	.80	5
PAYROLL	.26	4
ELEVATOR	.06	5
HVAC	.17	5
ELECTRICAL	.04	4
STRUCT/ROOF	.01	4
PLUMBING	.05	5
FIRE/LIFE SFTY	.07	4
OTHER MAINT/SUP	.21	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.43	5
ELECTRICAL	1.38	5
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	5
RDS/GNDS/SEC TOTAL	.31	5
RDS/GNDS TOTAL	.28	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.27	5
RDS/GNDS OTHER	.02	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.06	2
SEC PAYROLL		
SEC CONTRACTS	.06	2
SEC OTHER		
ADMIN TOTAL	.67	5
PAYROLL	.19	5
MGMT FEES	.38	5
PROF FEES	.03	3
GEN OFC EXP	.08	5
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.01	5
REAL ESTATE TAX	.84	5
BUILDING INS	.17	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.36	3
ADV/PROMOTION		
COMMISSIONS	.14	2
PROF FEES		
TENANT ALTS	1.04	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.43	5
CLEANING		
REPAIR/MAINT	.26	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.19	5
TOTAL CONTRACTS	1.61	5
CLEANING	.56	5
REPAIR/MAINT	.37	5
RDS/GROUNDS	.27	5
SECURITY	.06	2
ADMINISTRATIVE	.40	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Cleveland, OH

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	25 BLDS	8,475,866 SQ. FT.				8,016,894 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	17					12.00	11.36	9.80	12.31
RETAIL AREA	16	15.26	11.08	9.14	14.14				
OTHER AREA	10	4.80	4.89	1.60	19.92				
TOTAL RENT	18	11.63	11.12	9.08	12.32				
MISCELLANEOUS	17	1.55	1.26	.38	2.14				
TOTAL INCOME	18	13.15	12.35	9.67	13.61				
EXPENSE									
CLEANING	24	1.09	1.01	.89	1.46	1.12	1.04	.93	1.46
REPAIR-MAINT	25	1.40	1.20	1.01	1.94	1.44	1.26	1.02	1.95
UTILITIES	24	2.17	2.36	2.01	2.56	2.19	2.36	2.01	2.55
RDS/GRNDS/SEC	24	.48	.42	.27	.75	.51	.44	.28	.75
ADMINISTRATIVE	25	.86	.73	.47	.91	.70	.73	.51	.95
TOTAL OPER EXP	24	6.81	5.51	5.01	7.62	7.00	6.01	5.16	7.86
FIXED EXPENSES	24	1.71	1.43	.85	1.53	1.81	1.49	.91	1.56
TOTAL OPER+FIX	24	8.33	7.37	5.96	9.08	8.82	7.71	6.75	9.37
LEASING EXP	16	.76	.24	.07	.66				
TOTAL PAYROLL	19	1.03	.76	.54	1.30				
TOTAL CONTRACT	19	2.02	1.87	1.32	2.34				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13436	19
AVG SQFT/RETAIL TENANT	2844	17
AVG SQFT/OFFICE WORKER	272	16
AVG % OFFICE OCCUPANCY	92.4	20
AVG % RETAIL OCCUPANCY	91.8	17
AVG $ RATE YR-END RENT	16.66	19
RENTABLE/GROSS SQFT	.89	14

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.08	19
PAYROLL	.79	6
CONTRACT	.75	19
SUP/MAT/MISC	.06	17
TRASH REMOVAL	.04	18
REPR/MAINT TOTAL	1.37	19
PAYROLL	.47	18
ELEVATOR	.23	19
HVAC	.11	19
ELECTRICAL	.03	19
STRUCT/ROOF	.11	11
PLUMBING	.03	17
FIRE/LIFE SFTY	.47	10
OTHER MAINT/SUP	.19	19

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.12	19
ELECTRICAL	1.57	19
GAS	.26	12
FUEL OIL	.11	2
PURCH STEAM	.44	9
PURCH CH WTR		
COAL		
WATER/SEWER	.17	19
RDS/GNDS/SEC TOTAL	.47	18
RDS/GNDS TOTAL	.20	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	5
RDS/GNDS OTHER	.12	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.45	16
SEC PAYROLL	.30	9
SEC CONTRACTS	.32	12
SEC OTHER	.06	7
ADMIN TOTAL	.65	19
PAYROLL	.33	14
MGMT FEES	.27	15
PROF FEES	.09	12
GEN OFC EXP	.07	16
OTHER ADM EXP	.06	16

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.76	19
REAL ESTATE TAX	1.54	19
BUILDING INS	.17	19
PERS PROP TAX	.23	3
OTHER TAX	.00	7
LEASING EXPENSES	.76	16
ADV/PROMOTION	.04	11
COMMISSIONS	.15	13
PROF FEES	.04	3
TENANT ALTS	.87	8
BUY-OUTS		
OTHER LEASING	.06	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.03	19
CLEANING	.79	6
REPAIR/MAINT	.47	18
RDS/GROUNDS		
SECURITY	.30	9
ADMINISTRATIVE	.33	14
TOTAL CONTRACTS	2.02	19
CLEANING	.75	19
REPAIR/MAINT	.76	19
RDS/GROUNDS	.12	5
SECURITY	.32	12
ADMINISTRATIVE	.30	18

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Cleveland, OH

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	266,306 SQ. FT.				255,005 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.06	.96			1.12	.98		
REPAIR-MAINT	3	2.65	2.59			2.75	2.59		
UTILITIES	3	2.90	2.39			2.90	2.39		
RDS/GRNDS/SEC	3	.64	.75			.67	.75		
ADMINISTRATIVE	3	.73	.73			.77	.73		
TOTAL OPER EXP	3	8.01	9.24			8.42	9.24		
FIXED EXPENSES	3	.98	.79			1.04	.91		
TOTAL OPER+FIX	3	8.99	10.77			9.46	10.77		
LEASING EXP									
TOTAL PAYROLL	2	2.24	2.31						
TOTAL CONTRACT	2	2.12	2.13						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	85.0	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.92	2
PAYROLL		
CONTRACT	.67	2
SUP/MAT/MISC		
TRASH REMOVAL	.07	2
REPR/MAINT TOTAL	2.66	2
PAYROLL	1.94	2
ELEVATOR	.10	2
HVAC	.39	2
ELECTRICAL	.07	2
STRUCT/ROOF	.01	2
PLUMBING	.06	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.09	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.29	2
ELECTRICAL	1.51	2
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	2
RDS/GNDS/SEC TOTAL	.59	2
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.59	2
SEC PAYROLL		
SEC CONTRACTS	.59	2
SEC OTHER		
ADMIN TOTAL	.69	2
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP	.06	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.14	2
REAL ESTATE TAX	.81	2
BUILDING INS	.17	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.24	2
CLEANING		
REPAIR/MAINT	1.94	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	2.12	2
CLEANING	.67	2
REPAIR/MAINT	.85	2
RDS/GROUNDS		
SECURITY	.59	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	1,175,836 SQ. FT.				1,104,077 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					10.45	11.10	9.41	11.99
RETAIL AREA	6	10.86	11.42	9.14	11.99				
OTHER AREA	3	4.33	4.93						
TOTAL RENT	6	10.36	10.55	9.80	11.99				
MISCELLANEOUS	5	1.72	1.49	.69	2.50				
TOTAL INCOME	6	11.79	12.54	9.80	13.37				
EXPENSE									
CLEANING	7	1.07	1.12	.77	1.40	1.13	1.12	.85	1.40
REPAIR-MAINT	8	1.17	1.16	.79	1.74	1.22	1.26	.82	1.90
UTILITIES	7	2.34	2.45	2.39	2.56	2.37	2.51	2.44	2.56
RDS/GRNDS/SEC	7	.37	.33	.29	.60	.39	.41	.31	.60
ADMINISTRATIVE	8	.74	.81	.37	1.05	.79	.90	.42	1.09
TOTAL OPER EXP	7	6.00	6.01	5.26	7.09	6.47	6.93	6.01	7.33
FIXED EXPENSES	7	1.00	.87	.77	1.17	1.08	1.07	.78	1.28
TOTAL OPER+FIX	7	7.01	7.47	6.15	7.83	7.54	7.94	7.29	8.13
LEASING EXP	4	1.88	.59	.10	4.06				
TOTAL PAYROLL	5	1.17	.73	.46	1.86				
TOTAL CONTRACT	5	1.75	1.42	.87	2.86				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6847	6
AVG SQFT/RETAIL TENANT	3150	5
AVG SQFT/OFFICE WORKER	212	4
AVG % OFFICE OCCUPANCY	91.7	6
AVG % RETAIL OCCUPANCY	94.0	5
AVG $ RATE YR-END RENT	11.75	6
RENTABLE/GROSS SQFT	.92	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.97	6
PAYROLL		
CONTRACT	.82	5
SUP/MAT/MISC	.07	5
TRASH REMOVAL	.06	5
REPR/MAINT TOTAL	1.31	5
PAYROLL	.56	5
ELEVATOR	.21	5
HVAC	.09	5
ELECTRICAL	.06	5
STRUCT/ROOF		
PLUMBING	.04	5
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.26	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.28	6
ELECTRICAL	1.66	5
GAS	.03	3
FUEL OIL		
PURCH STEAM	.45	4
PURCH CH WTR		
COAL		
WATER/SEWER	.12	5
RDS/GNDS/SEC TOTAL	.36	4
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.33	4
SEC PAYROLL	.20	2
SEC CONTRACTS	.29	3
SEC OTHER		
ADMIN TOTAL	.83	8
PAYROLL	.43	3
MGMT FEES	.44	5
PROF FEES	.03	3
GEN OFC EXP	.04	4
OTHER ADM EXP	.08	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.09	6
REAL ESTATE TAX	.84	5
BUILDING INS	.25	5
PERS PROP TAX		
OTHER TAX	.00	2
LEASING EXPENSES	1.88	4
ADV/PROMOTION	.04	3
COMMISSIONS	.60	3
PROF FEES		
TENANT ALTS	2.79	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.17	6
CLEANING		
REPAIR/MAINT	.56	5
RDS/GROUNDS		
SECURITY	.20	2
ADMINISTRATIVE	.43	3
TOTAL CONTRACTS	1.75	6
CLEANING	.82	5
REPAIR/MAINT	.49	5
RDS/GROUNDS		
SECURITY	.29	3
ADMINISTRATIVE	.46	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Cleveland, OH

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	2,996,161 SQ. FT.				2,901,235 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					12.15	11.35	9.40	14.69
RETAIL AREA	4	33.54	32.99	11.25	55.09				
OTHER AREA	2	25.38	19.92						
TOTAL RENT	5	12.44	11.39	9.08	15.69				
MISCELLANEOUS	5	.83	.57	.12	1.58				
TOTAL INCOME	5	13.27	12.15	9.45	16.92				
EXPENSE									
CLEANING	6	1.02	.97	.92	1.30	1.04	.98	.93	1.33
REPAIR-MAINT	6	1.27	1.20	1.09	1.41	1.29	1.23	1.11	1.41
UTILITIES	6	2.13	2.06	2.01	2.37	2.14	2.09	2.01	2.37
RDS/GRNDS/SEC	6	.37	.34	.27	.46	.38	.35	.27	.48
ADMINISTRATIVE	6	.57	.56	.48	.84	.59	.58	.50	.88
TOTAL OPER EXP	6	5.36	5.12	4.92	5.41	5.53	5.34	4.99	5.64
FIXED EXPENSES	6	1.60	1.52	1.46	1.61	1.65	1.54	1.51	1.68
TOTAL OPER+FIX	6	6.95	6.73	6.39	7.27	7.18	7.05	6.54	7.44
LEASING EXP	4	1.31	.40	.07	2.43				
TOTAL PAYROLL	5	.75	.78	.57	.91				
TOTAL CONTRACT	5	1.81	1.65	1.57	2.09				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11139	5
AVG SQFT/RETAIL TENANT	2852	4
AVG SQFT/OFFICE WORKER	206	5
AVG % OFFICE OCCUPANCY	92.1	5
AVG % RETAIL OCCUPANCY	95.5	4
AVG $ RATE YR-END RENT	18.29	5
RENTABLE/GROSS SQFT	.89	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.97**	**5**
PAYROLL		
CONTRACT	.93	5
SUP/MAT/MISC	.01	4
TRASH REMOVAL	.03	4
REPR/MAINT TOTAL	**1.13**	**5**
PAYROLL	.44	5
ELEVATOR	.25	5
HVAC	.12	5
ELECTRICAL	.02	5
STRUCT/ROOF	.03	2
PLUMBING	.03	5
FIRE/LIFE SFTY	.08	2
OTHER MAINT/SUP	.22	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**2.09**	**5**
ELECTRICAL	1.61	5
GAS		
FUEL OIL		
PURCH STEAM	.47	3
PURCH CH WTR		
COAL		
WATER/SEWER	.13	5
RDS/GNDS/SEC TOTAL	**.32**	**5**
RDS/GNDS TOTAL	.03	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.30	4
SEC PAYROLL	.24	3
SEC CONTRACTS	.24	2
SEC OTHER		
ADMIN TOTAL	**.52**	**5**
PAYROLL	.21	4
MGMT FEES	.27	5
PROF FEES	.02	4
GEN OFC EXP	.04	4
OTHER ADM EXP	.04	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.61**	**5**
REAL ESTATE TAX	1.45	5
BUILDING INS	.15	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**1.31**	**4**
ADV/PROMOTION	.06	4
COMMISSIONS	.13	3
PROF FEES		
TENANT ALTS	1.05	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.75**	**5**
CLEANING		
REPAIR/MAINT	.44	5
RDS/GROUNDS		
SECURITY	.24	3
ADMINISTRATIVE	.21	4
TOTAL CONTRACTS	**1.81**	**5**
CLEANING	.93	5
REPAIR/MAINT	.47	5
RDS/GROUNDS	.03	3
SECURITY	.24	2
ADMINISTRATIVE	.29	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	2,876,032 SQ. FT.				2,709,092 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					11.84	11.80		
RETAIL AREA	2	10.83	10.80						
OTHER AREA									
TOTAL RENT	2	11.45	11.42						
MISCELLANEOUS	2	3.09	2.73						
TOTAL INCOME	2	14.54	14.15						
EXPENSE									
CLEANING	3	1.18	.99			1.22	1.05		
REPAIR-MAINT	3	1.73	1.13			1.80	1.16		
UTILITIES	3	1.56	1.82			1.58	1.88		
RDS/GRNDS/SEC	3	.63	.80			.67	.82		
ADMINISTRATIVE	3	.72	.85			.76	.93		
TOTAL OPER EXP	3	9.30	9.23			9.87	10.06		
FIXED EXPENSES	3	2.48	1.90			2.63	2.06		
TOTAL OPER+FIX	3	11.78	10.66			12.50	11.62		
LEASING EXP	3	.34	.28						
TOTAL PAYROLL	3	1.15	1.20						
TOTAL CONTRACT	3	2.48	2.24						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	37514	3
AVG SQFT/RETAIL TENANT	2735	3
AVG SQFT/OFFICE WORKER	314	3
AVG % OFFICE OCCUPANCY	91.4	3
AVG % RETAIL OCCUPANCY	86.7	3
AVG $ RATE YR-END RENT	17.31	3
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**1.18**	**3**
PAYROLL		
CONTRACT	.60	3
SUP/MAT/MISC	.08	3
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	**1.73**	**3**
PAYROLL	.47	2
ELEVATOR	.27	3
HVAC	.11	3
ELECTRICAL	.03	3
STRUCT/ROOF	.01	2
PLUMBING	.02	2
FIRE/LIFE SFTY	.77	3
OTHER MAINT/SUP	.21	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.56**	**3**
ELECTRICAL	1.10	3
GAS	.25	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	3
RDS/GNDS/SEC TOTAL	**.63**	**3**
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.62	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER	.12	2
ADMIN TOTAL	**.72**	**3**
PAYROLL	.44	2
MGMT FEES	.22	3
PROF FEES	.19	2
GEN OFC EXP	.08	2
OTHER ADM EXP	.07	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**2.48**	**3**
REAL ESTATE TAX	2.17	3
BUILDING INS	.18	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.34**	**3**
ADV/PROMOTION	.03	2
COMMISSIONS	.03	2
PROF FEES	.00	2
TENANT ALTS	.38	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**1.16**	**3**
CLEANING		
REPAIR/MAINT	.47	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.44	2
TOTAL CONTRACTS	**2.48**	**3**
CLEANING	.60	3
REPAIR/MAINT	1.20	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.34	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Cleveland, OH

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	801,043 SQ. FT.				896,493 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					12.56	13.14	8.96	14.45
RETAIL AREA									
OTHER AREA	2	2.85	3.39						
TOTAL RENT	11	12.47	13.14	8.96	14.33				
MISCELLANEOUS	6	.44	.57	.23	.86				
TOTAL INCOME	11	12.67	13.53	9.96	14.63				
EXPENSE									
CLEANING	9	.95	.93	.72	1.51	.95	.93	.72	1.51
REPAIR-MAINT	11	.68	.66	.39	.85	.68	.66	.39	.85
UTILITIES	9	1.57	1.82	1.65	1.98	1.57	1.82	1.65	1.98
RDS/GRNDS/SEC	11	.26	.19	.13	.28	.28	.19	.13	.28
ADMINISTRATIVE	11	.92	.75	.40	1.90	.92	.76	.40	1.90
TOTAL OPER EXP	9	4.46	4.41	3.37	6.77	4.50	4.41	3.37	6.77
FIXED EXPENSES	13	1.11	1.12	1.04	1.53	1.12	1.13	1.05	1.53
TOTAL OPER+FIX	9	5.74	6.05	4.63	8.30	5.79	6.06	4.63	8.30
LEASING EXP	13	.60	.44	.18	.75				
TOTAL PAYROLL	7	.67	.47	.26	1.76				
TOTAL CONTRACT	11	1.70	1.71	1.14	2.48				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2698	13
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	252	8
AVG % OFFICE OCCUPANCY	87.7	13
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.16	13
RENTABLE/GROSS SQFT	.90	10

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.96	9
PAYROLL		
CONTRACT	.77	9
SUP/MAT/MISC	.12	9
TRASH REMOVAL	.05	9
REPR/MAINT TOTAL	.68	11
PAYROLL	.27	5
ELEVATOR	.07	11
HVAC	.16	8
ELECTRICAL	.04	3
STRUCT/ROOF	.03	3
PLUMBING	.02	5
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.14	10

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.57	9
ELECTRICAL	1.36	9
GAS	.32	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	9
RDS/GNDS/SEC TOTAL	.26	11
RDS/GNDS TOTAL	.21	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.19	5
RDS/GNDS OTHER	.12	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.81	2
SEC PAYROLL		
SEC CONTRACTS	.81	2
SEC OTHER	.04	2
ADMIN TOTAL	.92	11
PAYROLL	.88	5
MGMT FEES	.57	9
PROF FEES	.06	3
GEN OFC EXP	.05	10
OTHER ADM EXP	.04	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.11	13
REAL ESTATE TAX	1.02	13
BUILDING INS	.11	10
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.60	13
ADV/PROMOTION	.11	6
COMMISSIONS	.46	11
PROF FEES		
TENANT ALTS		
BUY-OUTS	.58	2
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.67	7
CLEANING		
REPAIR/MAINT	.37	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.88	5
TOTAL CONTRACTS	1.70	11
CLEANING	.77	9
REPAIR/MAINT	.29	11
RDS/GROUNDS	.19	6
SECURITY	.81	2
ADMINISTRATIVE	.54	11

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	162,046 SQ. FT.				162,046 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					11.56	13.14	8.96	14.23
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	11.56	13.14	8.96	14.23				
MISCELLANEOUS	5	.65	.61	.38	.86				
TOTAL INCOME	6	12.16	13.53	9.96	14.23				
EXPENSE									
CLEANING	6	1.27	1.34	.72	1.52	1.27	1.34	.72	1.52
REPAIR-MAINT	6	1.01	.81	.67	1.04	1.01	.81	.67	1.04
UTILITIES	6	2.00	1.86	1.82	2.09	2.00	1.86	1.82	2.09
RDS/GRNDS/SEC	6	.47	.23	.13	.83	.47	.23	.13	.83
ADMINISTRATIVE	6	1.42	1.39	.40	2.06	1.42	1.39	.40	2.06
TOTAL OPER EXP	6	6.17	5.67	3.59	7.26	6.17	5.67	3.59	7.26
FIXED EXPENSES	6	1.37	1.42	1.12	1.62	1.37	1.42	1.12	1.62
TOTAL OPER+FIX	6	7.54	6.97	4.71	8.71	7.54	6.97	4.71	8.71
LEASING EXP	6	.44	.44	.20	.46				
TOTAL PAYROLL	4	1.64	1.76	.88	2.80				
TOTAL CONTRACT	6	2.31	2.24	1.14	3.08				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1262	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	229	2
AVG % OFFICE OCCUPANCY	82.6	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.06	6
RENTABLE/GROSS SQFT	.92	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.27	6
PAYROLL		
CONTRACT	1.06	6
SUP/MAT/MISC	.13	6
TRASH REMOVAL	.08	6
REPR/MAINT TOTAL	1.01	6
PAYROLL	.69	3
ELEVATOR	.10	6
HVAC	.19	5
ELECTRICAL		
STRUCT/ROOF		
PLUMBING	.02	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.36	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.00	6
ELECTRICAL	1.58	6
GAS	.36	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	6
RDS/GNDS/SEC TOTAL	.47	6
RDS/GNDS TOTAL	.23	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.23	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.81	2
SEC PAYROLL		
SEC CONTRACTS	.81	2
SEC OTHER		
ADMIN TOTAL	1.42	6
PAYROLL	1.12	4
MGMT FEES	.66	4
PROF FEES	.09	2
GEN OFC EXP	.07	5
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.37	6
REAL ESTATE TAX	1.32	6
BUILDING INS	.13	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.44	6
ADV/PROMOTION	.04	3
COMMISSIONS	.27	6
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.64	4
CLEANING		
REPAIR/MAINT	.69	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	1.12	4
TOTAL CONTRACTS	2.31	6
CLEANING	1.06	6
REPAIR/MAINT	.29	6
RDS/GROUNDS	.23	5
SECURITY	.81	2
ADMINISTRATIVE	.51	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Columbia, SC

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	274,826 SQ. FT.				270,308 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					13.32	13.48	7.72	14.75
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	13.26	13.37	7.72	14.75				
MISCELLANEOUS	4	.17	.12	.11	.18				
TOTAL INCOME	8	13.38	13.49	7.72	14.86				
EXPENSE									
CLEANING	7	.62	.60	.51	.67	.62	.61	.51	.67
REPAIR-MAINT	8	.70	.72	.62	1.01	.71	.72	.62	1.01
UTILITIES	8	1.66	1.59	1.36	1.81	1.67	1.59	1.36	1.81
RDS/GRNDS/SEC	8	.16	.14	.10	.20	.16	.14	.10	.20
ADMINISTRATIVE	8	.90	.92	.63	1.06	.91	.94	.63	1.06
TOTAL OPER EXP	7	4.06	4.01	3.75	4.12	4.14	4.01	3.75	4.12
FIXED EXPENSES	8	1.02	.97	.84	1.14	1.04	1.00	.84	1.14
TOTAL OPER+FIX	7	4.94	5.15	4.26	5.33	5.02	5.15	4.26	5.33
LEASING EXP	3	.14	.11						
TOTAL PAYROLL	5	.16	.16	.08	.18				
TOTAL CONTRACT	8	2.05	1.96	1.78	2.27				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2611	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	361	8
AVG % OFFICE OCCUPANCY	94.6	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.74	8
RENTABLE/GROSS SQFT	.81	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.62	7
PAYROLL		
CONTRACT	.61	7
SUP/MAT/MISC		
TRASH REMOVAL	.01	3
REPR/MAINT TOTAL	.70	8
PAYROLL	.16	4
ELEVATOR	.14	6
HVAC	.21	8
ELECTRICAL	.07	8
STRUCT/ROOF	.02	7
PLUMBING	.01	8
FIRE/LIFE SFTY	.02	4
OTHER MAINT/SUP	.15	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.66	8
ELECTRICAL	1.58	8
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	7
RDS/GNDS/SEC TOTAL	.16	8
RDS/GNDS TOTAL	.14	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.14	8
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.02	2
SEC PAYROLL		
SEC CONTRACTS	.02	2
SEC OTHER		
ADMIN TOTAL	.90	8
PAYROLL		
MGMT FEES	.77	8
PROF FEES	.08	6
GEN OFC EXP		
OTHER ADM EXP	.06	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.02	8
REAL ESTATE TAX	.93	8
BUILDING INS	.09	8
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.14	3
ADV/PROMOTION		
COMMISSIONS	.14	3
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.16	5
CLEANING		
REPAIR/MAINT	.16	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	2.05	8
CLEANING	.61	7
REPAIR/MAINT	.46	8
RDS/GROUNDS	.14	8
SECURITY	.02	2
ADMINISTRATIVE	.84	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	138,145 SQ. FT.				138,145 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					12.44	11.31	6.91	14.11
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	12.44	11.31	6.91	14.11				
MISCELLANEOUS	2	.11	.11						
TOTAL INCOME	6	12.49	11.31	6.91	14.22				
EXPENSE									
CLEANING	5	.57	.55	.39	.67	.57	.55	.39	.67
REPAIR-MAINT	6	.70	.76	.58	1.17	.70	.76	.58	1.17
UTILITIES	6	1.53	1.59	1.28	1.71	1.53	1.59	1.28	1.71
RDS/GRNDS/SEC	5	.14	.12	.10	.18	.14	.12	.10	.18
ADMINISTRATIVE	6	.86	.87	.50	1.11	.86	.87	.50	1.11
TOTAL OPER EXP	5	3.77	3.88	3.29	4.06	3.77	3.88	3.29	4.06
FIXED EXPENSES	6	1.05	.97	.81	1.14	1.05	.97	.81	1.14
TOTAL OPER+FIX	5	4.51	4.75	3.70	5.28	4.51	4.75	3.70	5.28
LEASING EXP	2	.21	.21						
TOTAL PAYROLL	3	.14	.16						
TOTAL CONTRACT	6	1.96	1.91	1.70	2.16				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2207	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	333	6
AVG % OFFICE OCCUPANCY	89.5	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.07	6
RENTABLE/GROSS SQFT	.82	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.57	5
PAYROLL		
CONTRACT	.56	5
SUP/MAT/MISC		
TRASH REMOVAL	.01	3
REPR/MAINT TOTAL	.70	6
PAYROLL	.16	2
ELEVATOR	.15	4
HVAC	.29	6
ELECTRICAL	.07	6
STRUCT/ROOF	.03	5
PLUMBING	.01	6
FIRE/LIFE SFTY	.04	2
OTHER MAINT/SUP	.13	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.53	6
ELECTRICAL	1.46	6
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	5
RDS/GNDS/SEC TOTAL	.14	6
RDS/GNDS TOTAL	.12	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	6
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.86	6
PAYROLL		
MGMT FEES	.71	6
PROF FEES	.11	4
GEN OFC EXP		
OTHER ADM EXP	.10	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.05	6
REAL ESTATE TAX	.92	6
BUILDING INS	.12	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.21	2
ADV/PROMOTION		
COMMISSIONS	.21	2
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.14	3
CLEANING		
REPAIR/MAINT	.16	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.96	6
CLEANING	.56	5
REPAIR/MAINT	.54	6
RDS/GROUNDS	.12	6
SECURITY		
ADMINISTRATIVE	.70	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Columbia, SC

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	190,789 SQ. FT.				190,789 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					10.81	11.46	7.68	15.06
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	10.81	11.46	7.68	15.06				
MISCELLANEOUS	2	.27	.26						
TOTAL INCOME	4	10.93	11.54	7.68	15.32				
EXPENSE									
CLEANING	5	.57	.58	.34	.78	.57	.58	.34	.78
REPAIR-MAINT	5	.47	.49	.31	.63	.47	.49	.31	.63
UTILITIES	5	1.42	1.25	1.21	1.61	1.42	1.25	1.21	1.61
RDS/GRNDS/SEC	5	.13	.12	.07	.19	.13	.12	.07	.19
ADMINISTRATIVE	5	.88	.88	.56	1.08	.88	.88	.56	1.08
TOTAL OPER EXP	5	3.46	3.43	2.84	3.90	3.46	3.43	2.84	3.90
FIXED EXPENSES	5	.88	.78	.64	1.16	.88	.78	.64	1.16
TOTAL OPER+FIX	5	4.26	4.21	3.18	5.05	4.26	4.21	3.18	5.05
LEASING EXP	2	1.12	.84						
TOTAL PAYROLL	3	.20	.16						
TOTAL CONTRACT	5	1.81	1.62	1.18	2.36				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2466	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	342	5
AVG % OFFICE OCCUPANCY	84.0	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.40	5
RENTABLE/GROSS SQFT	.88	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.57	5
PAYROLL		
CONTRACT	.55	4
SUP/MAT/MISC	.02	3
TRASH REMOVAL	.04	4
REPR/MAINT TOTAL	.47	5
PAYROLL	.22	2
ELEVATOR	.08	4
HVAC	.17	5
ELECTRICAL	.04	4
STRUCT/ROOF	.01	2
PLUMBING	.02	4
FIRE/LIFE SFTY	.06	2
OTHER MAINT/SUP	.06	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.42	5
ELECTRICAL	1.34	5
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	5
RDS/GNDS/SEC TOTAL	.13	5
RDS/GNDS TOTAL	.14	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.13	4
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.02	2
SEC PAYROLL		
SEC CONTRACTS	.02	2
SEC OTHER		
ADMIN TOTAL	.88	5
PAYROLL		
MGMT FEES	.57	5
PROF FEES	.45	3
GEN OFC EXP	.01	2
OTHER ADM EXP	.08	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.88	5
REAL ESTATE TAX	.77	5
BUILDING INS	.12	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.12	2
ADV/PROMOTION		
COMMISSIONS	.54	2
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.20	3
CLEANING		
REPAIR/MAINT	.22	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.81	5
CLEANING	.55	4
REPAIR/MAINT	.33	5
RDS/GROUNDS	.13	4
SECURITY	.02	2
ADMINISTRATIVE	.86	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	117,082 SQ. FT.				117,082 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					13.97	14.58		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	13.97	14.58						
MISCELLANEOUS	2	.27	.26						
TOTAL INCOME	3	14.20	14.73						
EXPENSE									
CLEANING	4	.67	.64	.42	.78	.67	.64	.42	.78
REPAIR-MAINT	4	.53	.51	.36	.63	.53	.51	.36	.63
UTILITIES	4	1.26	1.25	1.21	1.40	1.26	1.25	1.21	1.40
RDS/GRNDS/SEC	4	.14	.12	.08	.19	.14	.12	.08	.19
ADMINISTRATIVE	4	.89	.79	.56	1.08	.89	.79	.56	1.08
TOTAL OPER EXP	4	3.49	3.40	2.84	3.90	3.49	3.40	2.84	3.90
FIXED EXPENSES	4	.95	.86	.64	1.16	.95	.86	.64	1.16
TOTAL OPER+FIX	4	4.29	4.25	3.18	5.05	4.29	4.25	3.18	5.05
LEASING EXP									
TOTAL PAYROLL	3	.20	.16						
TOTAL CONTRACT	4	1.94	1.84	1.18	2.36				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2579	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	431	4
AVG % OFFICE OCCUPANCY	99.1	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.28	4
RENTABLE/GROSS SQFT	.85	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.67	4
PAYROLL		
CONTRACT	.70	3
SUP/MAT/MISC	.03	2
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	.53	4
PAYROLL	.22	2
ELEVATOR	.12	3
HVAC	.15	4
ELECTRICAL	.03	3
STRUCT/ROOF		
PLUMBING	.03	3
FIRE/LIFE SFTY	.06	2
OTHER MAINT/SUP	.05	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.26	4
ELECTRICAL	1.17	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	4
RDS/GNDS/SEC TOTAL	.14	4
RDS/GNDS TOTAL	.17	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.17	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.02	2
SEC PAYROLL		
SEC CONTRACTS	.02	2
SEC OTHER		
ADMIN TOTAL	.89	4
PAYROLL		
MGMT FEES	.77	4
PROF FEES	.19	2
GEN OFC EXP		
OTHER ADM EXP	.08	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.95	4
REAL ESTATE TAX	.85	4
BUILDING INS	.13	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.20	3
CLEANING		
REPAIR/MAINT	.22	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.94	4
CLEANING	.70	3
REPAIR/MAINT	.34	4
RDS/GROUNDS	.17	3
SECURITY	.02	2
ADMINISTRATIVE	.85	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Columbus, OH

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	15 BLDS	3,683,075 SQ. FT.				3,482,936 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	15					15.27	12.44	9.00	14.15
RETAIL AREA	3	15.03	16.79						
OTHER AREA	3	12.90	12.12						
TOTAL RENT	15	15.10	12.50	9.16	14.15				
MISCELLANEOUS	5	.31	.19	.04	.43				
TOTAL INCOME	15	15.30	12.50	9.16	14.15				
EXPENSE									
CLEANING	15	1.14	.87	.68	1.00	1.16	.87	.68	1.00
REPAIR-MAINT	15	1.45	1.03	.72	1.52	1.48	1.03	.74	1.52
UTILITIES	15	1.68	1.73	1.30	1.83	1.66	1.73	1.30	1.83
RDS/GRNDS/SEC	14	.51	.35	.22	.53	.54	.36	.22	.55
ADMINISTRATIVE	14	.82	.51	.33	.64	.86	.52	.33	.66
TOTAL OPER EXP	15	5.56	4.85	3.36	5.14	5.86	4.90	3.36	5.30
FIXED EXPENSES	15	1.22	1.03	.84	1.23	1.29	1.10	.84	1.30
TOTAL OPER+FIX	15	6.79	6.28	4.49	6.54	7.18	6.28	4.49	6.61
LEASING EXP	9	.64	.25	.07	1.39				
TOTAL PAYROLL	13	1.98	.85	.40	1.47				
TOTAL CONTRACT	15	1.26	1.48	1.10	1.67				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13929	13
AVG SQFT/RETAIL TENANT	4075	5
AVG SQFT/OFFICE WORKER	202	13
AVG % OFFICE OCCUPANCY	93.3	14
AVG % RETAIL OCCUPANCY	93.9	5
AVG $ RATE YR-END RENT	15.95	13
RENTABLE/GROSS SQFT	.96	11

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.14	15
PAYROLL	1.09	6
CONTRACT	.23	14
SUP/MAT/MISC	.12	12
TRASH REMOVAL	.04	14
REPR/MAINT TOTAL	1.45	15
PAYROLL	.86	11
ELEVATOR	.28	14
HVAC	.14	14
ELECTRICAL	.06	13
STRUCT/ROOF	.06	6
PLUMBING	.05	12
FIRE/LIFE SFTY	.01	9
OTHER MAINT/SUP	.26	15

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.68	15
ELECTRICAL	1.51	15
GAS	.16	14
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	15
RDS/GNDS/SEC TOTAL	.51	14
RDS/GNDS TOTAL	.14	10
RDS/GNDS PAYRL	.13	4
RDS/GNDS CONTR	.07	9
RDS/GNDS OTHER	.02	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.38	12
SEC PAYROLL	.46	3
SEC CONTRACTS	.21	10
SEC OTHER	.02	7
ADMIN TOTAL	.82	14
PAYROLL	.35	7
MGMT FEES	.48	10
PROF FEES	.06	5
GEN OFC EXP	.25	7
OTHER ADM EXP	.11	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.32	14
REAL ESTATE TAX	1.20	14
BUILDING INS	.11	15
PERS PROP TAX		
OTHER TAX	.06	3
LEASING EXPENSES	.64	9
ADV/PROMOTION	.03	3
COMMISSIONS	.29	6
PROF FEES		
TENANT ALTS	1.46	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.98	13
CLEANING	1.09	6
REPAIR/MAINT	.86	11
RDS/GROUNDS	.13	4
SECURITY	.46	3
ADMINISTRATIVE	.35	7
TOTAL CONTRACTS	1.26	15
CLEANING	.23	14
REPAIR/MAINT	.52	15
RDS/GROUNDS	.07	9
SECURITY	.21	10
ADMINISTRATIVE	.44	11

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	204,873 SQ. FT.				204,873 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					10.07	9.56	6.91	11.54
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	10.14	9.88	6.91	11.54				
MISCELLANEOUS									
TOTAL INCOME	7	10.14	9.88	6.91	11.55				
EXPENSE									
CLEANING	7	.74	.85	.68	.88	.74	.85	.68	.88
REPAIR-MAINT	7	.86	.80	.61	1.00	.86	.80	.61	1.00
UTILITIES	7	1.58	1.34	1.24	1.83	1.58	1.34	1.24	1.83
RDS/GRNDS/SEC	6	.13	.15	.02	.24	.13	.15	.02	.24
ADMINISTRATIVE	6	.52	.54	.36	.64	.52	.54	.36	.64
TOTAL OPER EXP	7	3.75	3.44	2.98	3.96	3.75	3.44	2.98	3.96
FIXED EXPENSES	7	.99	.93	.84	1.04	.99	.93	.84	1.04
TOTAL OPER+FIX	7	4.84	4.65	4.31	5.87	4.84	4.65	4.31	5.87
LEASING EXP	5	.74	.26	.13	1.88				
TOTAL PAYROLL	5	.30	.37	.18	.60				
TOTAL CONTRACT	7	1.68	1.52	1.13	1.89				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5938	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	161	6
AVG % OFFICE OCCUPANCY	86.7	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.39	6
RENTABLE/GROSS SQFT	.90	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.74	7
PAYROLL	.12	2
CONTRACT	.64	6
SUP/MAT/MISC	.06	5
TRASH REMOVAL	.05	7
REPR/MAINT TOTAL	.86	7
PAYROLL	.27	4
ELEVATOR	.13	6
HVAC	.19	6
ELECTRICAL	.07	7
STRUCT/ROOF	.09	5
PLUMBING	.03	7
FIRE/LIFE SFTY	.05	5
OTHER MAINT/SUP	.15	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.58	7
ELECTRICAL	1.31	7
GAS	.23	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	7
RDS/GNDS/SEC TOTAL	.13	6
RDS/GNDS TOTAL	.11	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.11	4
SEC PAYROLL		
SEC CONTRACTS	.11	4
SEC OTHER	.01	3
ADMIN TOTAL	.52	6
PAYROLL		
MGMT FEES	.46	5
PROF FEES	.12	2
GEN OFC EXP	.03	3
OTHER ADM EXP	.02	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.99	7
REAL ESTATE TAX	.80	7
BUILDING INS	.18	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.74	5
ADV/PROMOTION		
COMMISSIONS	.46	3
PROF FEES		
TENANT ALTS	.59	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.30	5
CLEANING	.12	2
REPAIR/MAINT	.27	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.68	7
CLEANING	.64	6
REPAIR/MAINT	.52	7
RDS/GROUNDS	.11	3
SECURITY	.11	4
ADMINISTRATIVE	.52	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Columbus, OH

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	948,309 SQ. FT.				941,624 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					12.67	13.31	10.47	14.64
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	12.59	13.31	10.47	14.41				
MISCELLANEOUS									
TOTAL INCOME	4	12.60	13.31	10.47	14.45				
EXPENSE									
CLEANING	4	.73	.70	.51	.92	.73	.70	.51	.92
REPAIR-MAINT	4	1.40	1.52	1.04	1.71	1.40	1.52	1.04	1.72
UTILITIES	4	1.65	1.74	1.51	1.76	1.65	1.74	1.51	1.76
RDS/GRNDS/SEC	4	.39	.39	.28	.49	.40	.40	.29	.49
ADMINISTRATIVE	4	.63	.42	.29	.97	.63	.43	.29	.98
TOTAL OPER EXP	4	4.68	4.96	4.09	5.14	4.72	4.96	4.09	5.23
FIXED EXPENSES	4	.65	.66	.17	1.17	.66	.68	.17	1.19
TOTAL OPER+FIX	4	5.33	5.64	4.26	6.31	5.37	5.64	4.26	6.41
LEASING EXP	2	1.34	1.28						
TOTAL PAYROLL	4	1.13	1.00	.74	1.41				
TOTAL CONTRACT	4	1.50	1.41	1.19	1.84				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5256	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	211	3
AVG % OFFICE OCCUPANCY	87.4	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.71	4
RENTABLE/GROSS SQFT	.90	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.73	4
PAYROLL		
CONTRACT	.38	4
SUP/MAT/MISC	.08	3
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	1.40	4
PAYROLL	.68	4
ELEVATOR	.24	4
HVAC	.22	4
ELECTRICAL	.03	3
STRUCT/ROOF		
PLUMBING	.02	2
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.21	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.65	4
ELECTRICAL	1.36	4
GAS	.22	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	4
RDS/GNDS/SEC TOTAL	.39	4
RDS/GNDS TOTAL	.03	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	4
SEC PAYROLL		
SEC CONTRACTS	.34	3
SEC OTHER		
ADMIN TOTAL	.83	4
PAYROLL	.15	2
MGMT FEES	.28	4
PROF FEES	.09	2
GEN OFC EXP	.07	2
OTHER ADM EXP	.38	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.89	3
REAL ESTATE TAX	.73	3
BUILDING INS	.14	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.34	2
ADV/PROMOTION		
COMMISSIONS	.34	2
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.13	4
CLEANING		
REPAIR/MAINT	.68	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.15	2
TOTAL CONTRACTS	1.50	4
CLEANING	.38	4
REPAIR/MAINT	.52	4
RDS/GROUNDS	.02	3
SECURITY	.34	3
ADMINISTRATIVE	.32	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS	1,308,770 SQ. FT.				1,308,770 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	16					14.47	12.92	10.93	16.24
RETAIL AREA									
OTHER AREA									
TOTAL RENT	16	14.50	12.92	10.93	16.29				
MISCELLANEOUS	8	.16	.15	.12	.19				
TOTAL INCOME	16	14.59	12.93	11.00	16.34				
EXPENSE									
CLEANING	17	.73	.76	.65	.80	.73	.76	.65	.80
REPAIR-MAINT	18	.61	.54	.48	.82	.61	.54	.48	.82
UTILITIES	18	1.51	1.48	1.30	1.64	1.51	1.48	1.30	1.64
RDS/GRNDS/SEC	17	.31	.29	.23	.67	.31	.29	.23	.67
ADMINISTRATIVE	18	.66	.58	.47	.74	.66	.58	.47	.74
TOTAL OPER EXP	17	20.81	3.97	3.79	4.28	20.81	3.97	3.79	4.28
FIXED EXPENSES	18	1.42	1.36	1.15	1.84	1.42	1.36	1.15	1.84
TOTAL OPER+FIX	17	22.23	5.49	4.98	5.82	22.23	5.49	4.98	5.82
LEASING EXP	12	1.10	.72	.20	1.61				
TOTAL PAYROLL	13	.34	.36	.29	.42				
TOTAL CONTRACT	18	1.66	1.65	1.38	2.29				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6816	17
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	278	18
AVG % OFFICE OCCUPANCY	83.9	18
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.68	18
RENTABLE/GROSS SQFT	.96	10

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.73	17
PAYROLL	.03	7
CONTRACT	.62	17
SUP/MAT/MISC	.07	16
TRASH REMOVAL	.04	17
REPR/MAINT TOTAL	.61	18
PAYROLL	.25	12
ELEVATOR	.08	13
HVAC	.12	17
ELECTRICAL	.06	17
STRUCT/ROOF	.01	8
PLUMBING	.01	17
FIRE/LIFE SFTY	.02	10
OTHER MAINT/SUP	.15	18

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.61	18
ELECTRICAL	1.40	18
GAS	.11	9
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	18
RDS/GNDS/SEC TOTAL	.31	17
RDS/GNDS TOTAL	.26	17
RDS/GNDS PAYRL	.01	7
RDS/GNDS CONTR	.24	17
RDS/GNDS OTHER	.02	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.05	16
SEC PAYROLL		
SEC CONTRACTS	.05	16
SEC OTHER		
ADMIN TOTAL	.86	18
PAYROLL	.12	9
MGMT FEES	.48	17
PROF FEES	.03	8
GEN OFC EXP	.08	11
OTHER ADM EXP	.02	11

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.42	18
REAL ESTATE TAX	1.23	18
BUILDING INS	.16	17
PERS PROP TAX		
OTHER TAX	.09	4
LEASING EXPENSES	1.10	12
ADV/PROMOTION	.02	7
COMMISSIONS	.43	10
PROF FEES	.01	3
TENANT ALTS	.97	8
BUY-OUTS		
OTHER LEASING	.24	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.34	13
CLEANING	.03	7
REPAIR/MAINT	.25	12
RDS/GROUNDS	.01	7
SECURITY		
ADMINISTRATIVE	.12	9
TOTAL CONTRACTS	1.66	18
CLEANING	.62	17
REPAIR/MAINT	.26	18
RDS/GROUNDS	.24	17
SECURITY	.05	16
ADMINISTRATIVE	.50	17

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Columbus, OH

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	94,407 SQ. FT.				94,407 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					11.05	10.10	9.40	11.91
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	11.05	10.10	9.40	11.91				
MISCELLANEOUS									
TOTAL INCOME	4	11.05	10.10	9.40	11.91				
EXPENSE									
CLEANING	5	.75	.78	.58	.90	.75	.78	.58	.90
REPAIR-MAINT	6	.75	.85	.48	.91	.75	.85	.48	.91
UTILITIES	6	1.40	1.50	1.06	1.92	1.40	1.50	1.06	1.92
RDS/GRNDS/SEC	5	.82	.95	.66	1.38	.82	.95	.66	1.38
ADMINISTRATIVE	6	.41	.44	.24	.50	.41	.44	.24	.50
TOTAL OPER EXP	5	249.05	4.33	4.25	451.99	249.05	4.33	4.25	451.99
FIXED EXPENSES	6	1.32	1.35	1.15	1.84	1.32	1.35	1.15	1.84
TOTAL OPER+FIX	5	250.33	5.78	5.43	453.33	250.33	5.78	5.43	453.33
LEASING EXP	2	.84	.87						
TOTAL PAYROLL	2	.24	.25						
TOTAL CONTRACT	6	1.98	2.35	1.50	2.84				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4052	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	225	6
AVG % OFFICE OCCUPANCY	90.1	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.41	6
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.75	5
PAYROLL	.03	2
CONTRACT	.60	5
SUP/MAT/MISC	.07	5
TRASH REMOVAL	.07	5
REPR/MAINT TOTAL	.75	6
PAYROLL	.19	2
ELEVATOR		
HVAC	.25	6
ELECTRICAL	.14	6
STRUCT/ROOF	.02	6
PLUMBING	.01	6
FIRE/LIFE SFTY	.03	5
OTHER MAINT/SUP	.21	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.40	6
ELECTRICAL	1.18	6
GAS	.29	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	6
RDS/GNDS/SEC TOTAL	.82	5
RDS/GNDS TOTAL	.71	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.70	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.12	4
SEC PAYROLL		
SEC CONTRACTS	.12	4
SEC OTHER		
ADMIN TOTAL	.41	6
PAYROLL		
MGMT FEES	.44	5
PROF FEES	.10	2
GEN OFC EXP		
OTHER ADM EXP	.11	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.32	6
REAL ESTATE TAX	1.15	6
BUILDING INS	.22	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.84	2
ADV/PROMOTION	.02	2
COMMISSIONS	.80	2
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.24	2
CLEANING	.03	2
REPAIR/MAINT	.19	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.98	6
CLEANING	.60	5
REPAIR/MAINT	.46	6
RDS/GROUNDS	.70	5
SECURITY	.12	4
ADMINISTRATIVE	.47	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	688,411 SQ. FT.				688,411 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					15.05	15.10	12.90	17.81
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	15.09	15.10	12.90	17.95				
MISCELLANEOUS	6	.17	.17	.13	.20				
TOTAL INCOME	8	15.23	15.19	13.05	18.13				
EXPENSE									
CLEANING	8	.74	.75	.68	.80	.74	.75	.68	.80
REPAIR-MAINT	8	.53	.52	.46	.55	.53	.52	.46	.55
UTILITIES	8	1.53	1.48	1.38	1.59	1.53	1.48	1.38	1.59
RDS/GRNDS/SEC	6	.27	.25	.22	.29	.27	.25	.22	.29
ADMINISTRATIVE	8	.73	.74	.56	.92	.73	.74	.56	.92
TOTAL OPER EXP	8	3.79	3.90	3.59	4.10	3.79	3.90	3.59	4.10
FIXED EXPENSES	8	1.30	1.28	.84	1.71	1.30	1.28	.84	1.71
TOTAL OPER+FIX	8	5.09	5.30	4.60	5.60	5.09	5.30	4.60	5.60
LEASING EXP	6	.75	.34	.17	.77				
TOTAL PAYROLL	7	.42	.42	.38	.44				
TOTAL CONTRACT	8	1.57	1.57	1.35	1.71				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7581	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	306	8
AVG % OFFICE OCCUPANCY	82.6	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.84	8
RENTABLE/GROSS SQFT	.95	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.74	8
PAYROLL	.03	4
CONTRACT	.61	8
SUP/MAT/MISC	.07	8
TRASH REMOVAL	.04	8
REPR/MAINT TOTAL	.53	8
PAYROLL	.25	7
ELEVATOR	.06	8
HVAC	.09	8
ELECTRICAL	.05	8
STRUCT/ROOF	.01	2
PLUMBING	.01	8
FIRE/LIFE SFTY	.02	4
OTHER MAINT/SUP	.09	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.53	8
ELECTRICAL	1.45	8
GAS	.11	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	8
RDS/GNDS/SEC TOTAL	.27	8
RDS/GNDS TOTAL	.21	8
RDS/GNDS PAYRL	.02	4
RDS/GNDS CONTR	.19	8
RDS/GNDS OTHER	.02	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.05	8
SEC PAYROLL		
SEC CONTRACTS	.05	8
SEC OTHER		
ADMIN TOTAL	.73	8
PAYROLL	.16	6
MGMT FEES	.48	8
PROF FEES	.03	3
GEN OFC EXP	.12	6
OTHER ADM EXP	.01	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.30	8
REAL ESTATE TAX	1.09	8
BUILDING INS	.17	8
PERS PROP TAX		
OTHER TAX	.10	3
LEASING EXPENSES	.75	6
ADV/PROMOTION	.02	3
COMMISSIONS	.46	5
PROF FEES	.01	2
TENANT ALTS	.66	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.42	7
CLEANING	.03	4
REPAIR/MAINT	.25	7
RDS/GROUNDS	.02	4
SECURITY		
ADMINISTRATIVE	.16	6
TOTAL CONTRACTS	1.57	8
CLEANING	.61	8
REPAIR/MAINT	.22	8
RDS/GROUNDS	.19	8
SECURITY	.05	8
ADMINISTRATIVE	.49	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Columbus, OH

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	525,952 SQ. FT.				525,952 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					14.14	12.32	12.13	14.87
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	14.14	12.32	12.13	14.87				
MISCELLANEOUS	2	.13	.13						
TOTAL INCOME	4	14.20	12.36	12.25	14.88				
EXPENSE									
CLEANING	4	.72	.74	.68	.78	.72	.74	.68	.78
REPAIR-MAINT	4	.66	.64	.51	.84	.66	.64	.51	.84
UTILITIES	4	1.50	1.46	1.26	1.67	1.50	1.46	1.26	1.67
RDS/GRNDS/SEC	4	.30	.26	.23	.37	.30	.26	.23	.37
ADMINISTRATIVE	4	.61	.60	.55	.67	.61	.60	.55	.67
TOTAL OPER EXP	4	3.80	3.82	3.55	4.02	3.80	3.82	3.55	4.02
FIXED EXPENSES	4	1.60	1.39	1.36	1.69	1.60	1.39	1.36	1.69
TOTAL OPER+FIX	4	5.40	5.31	4.92	5.69	5.40	5.31	4.92	5.69
LEASING EXP	4	1.45	1.61	.73	2.21				
TOTAL PAYROLL	4	.26	.31	.13	.36				
TOTAL CONTRACT	4	1.70	1.70	1.46	1.92				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6947	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	260	4
AVG % OFFICE OCCUPANCY	84.5	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.02	4
RENTABLE/GROSS SQFT	.97	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.72	4
PAYROLL		
CONTRACT	.63	4
SUP/MAT/MISC	.06	3
TRASH REMOVAL	.03	4
REPR/MAINT TOTAL	.66	4
PAYROLL	.26	3
ELEVATOR	.10	4
HVAC	.13	3
ELECTRICAL	.05	3
STRUCT/ROOF		
PLUMBING	.01	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.21	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.50	4
ELECTRICAL	1.39	4
GAS	.07	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	4
RDS/GNDS/SEC TOTAL	.30	4
RDS/GNDS TOTAL	.25	4
RDS/GNDS PAYRL	.00	2
RDS/GNDS CONTR	.24	4
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.05	4
SEC PAYROLL		
SEC CONTRACTS	.05	4
SEC OTHER		
ADMIN TOTAL	.61	4
PAYROLL	.06	3
MGMT FEES	.49	4
PROF FEES	.03	3
GEN OFC EXP	.03	4
OTHER ADM EXP	.02	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.60	4
REAL ESTATE TAX	1.43	4
BUILDING INS	.15	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.45	4
ADV/PROMOTION	.01	2
COMMISSIONS	.35	3
PROF FEES		
TENANT ALTS	1.16	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.26	4
CLEANING		
REPAIR/MAINT	.26	3
RDS/GROUNDS	.00	2
SECURITY		
ADMINISTRATIVE	.06	3
TOTAL CONTRACTS	1.70	4
CLEANING	.63	4
REPAIR/MAINT	.26	4
RDS/GROUNDS	.24	4
SECURITY	.05	4
ADMINISTRATIVE	.51	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Corpus Christi, TX

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	969,814 SQ. FT.				958,484 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					11.43	10.20	6.62	16.75
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	11.35	10.20	6.61	16.14				
MISCELLANEOUS	3	.82	.81						
TOTAL INCOME	5	11.78	10.27	6.61	17.11				
EXPENSE									
CLEANING	5	.72	.69	.50	1.12	.72	.69	.50	1.12
REPAIR-MAINT	5	1.08	.95	.62	1.74	1.08	.95	.62	1.74
UTILITIES	5	1.41	1.45	1.15	1.65	1.41	1.45	1.15	1.65
RDS/GRNDS/SEC	4	.36	.29	.13	.46	.36	.29	.13	.46
ADMINISTRATIVE	5	.91	.96	.74	1.03	.93	1.00	.77	1.03
TOTAL OPER EXP	5	4.46	4.30	4.13	4.89	4.51	4.51	4.20	5.00
FIXED EXPENSES	5	1.50	1.24	.91	2.31	1.51	1.24	.93	2.41
TOTAL OPER+FIX	5	5.96	5.89	5.63	6.43	6.02	6.14	5.63	6.72
LEASING EXP	5	.70	.66	.30	1.64				
TOTAL PAYROLL	4	1.10	.93	.80	1.79				
TOTAL CONTRACT	5	1.68	1.60	1.30	2.15				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2865	5
AVG SQFT/RETAIL TENANT	2247	2
AVG SQFT/OFFICE WORKER	290	3
AVG % OFFICE OCCUPANCY	84.3	5
AVG % RETAIL OCCUPANCY	59.5	2
AVG $ RATE YR-END RENT	12.49	5
RENTABLE/GROSS SQFT	.89	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.72	5
PAYROLL		
CONTRACT	.57	5
SUP/MAT/MISC	.06	5
TRASH REMOVAL	.02	4
REPR/MAINT TOTAL	1.08	5
PAYROLL	.60	4
ELEVATOR	.20	5
HVAC	.11	5
ELECTRICAL	.06	5
STRUCT/ROOF	.02	2
PLUMBING	.01	5
FIRE/LIFE SFTY	.00	4
OTHER MAINT/SUP	.13	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.41	5
ELECTRICAL	1.36	5
GAS	.05	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	4
RDS/GNDS/SEC TOTAL	.36	4
RDS/GNDS TOTAL	.16	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.09	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.25	4
SEC PAYROLL		
SEC CONTRACTS	.25	4
SEC OTHER		
ADMIN TOTAL	.91	5
PAYROLL	.40	4
MGMT FEES	.36	5
PROF FEES	.07	5
GEN OFC EXP	.09	5
OTHER ADM EXP	.03	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.50	5
REAL ESTATE TAX	1.34	5
BUILDING INS	.15	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.70	5
ADV/PROMOTION	.02	5
COMMISSIONS	.10	4
PROF FEES	.04	3
TENANT ALTS	.47	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.10	4
CLEANING		
REPAIR/MAINT	.60	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.40	4
TOTAL CONTRACTS	1.68	5
CLEANING	.57	5
REPAIR/MAINT	.39	5
RDS/GROUNDS	.09	2
SECURITY	.25	4
ADMINISTRATIVE	.43	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Corpus Christi, TX

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	221,935 SQ. FT.				215,080 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					7.08	7.43		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	7.10	7.44						
MISCELLANEOUS	2	.03	.03						
TOTAL INCOME	3	7.13	7.45						
EXPENSE									
CLEANING	3	.41	.37			.42	.44		
REPAIR-MAINT	3	.66	.80			.68	.80		
UTILITIES	3	1.13	1.23			1.17	1.23		
RDS/GRNDS/SEC	3	.12	.13			.13	.13		
ADMINISTRATIVE	3	.87	.78			.90	.89		
TOTAL OPER EXP	3	3.20	3.70			3.30	3.70		
FIXED EXPENSES	3	.79	.81			.82	.84		
TOTAL OPER+FIX	3	3.99	4.43			4.12	4.43		
LEASING EXP	3	.53	.59						
TOTAL PAYROLL	3	.53	.35						
TOTAL CONTRACT	3	1.12	1.06						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1839	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	372	2
AVG % OFFICE OCCUPANCY	64.1	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.39	3
RENTABLE/GROSS SQFT	.92	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.41	3
PAYROLL		
CONTRACT	.34	3
SUP/MAT/MISC	.04	3
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	.66	3
PAYROLL	.22	3
ELEVATOR	.06	3
HVAC	.12	3
ELECTRICAL	.03	3
STRUCT/ROOF		
PLUMBING	.01	2
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.21	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.13	3
ELECTRICAL	1.07	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	.12	3
RDS/GNDS TOTAL	.11	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.09	3
RDS/GNDS OTHER	.04	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.01	3
SEC PAYROLL		
SEC CONTRACTS	.01	3
SEC OTHER		
ADMIN TOTAL	.87	3
PAYROLL	.39	2
MGMT FEES	.43	3
PROF FEES	.03	3
GEN OFC EXP	.09	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.79	3
REAL ESTATE TAX	.66	3
BUILDING INS	.12	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.53	3
ADV/PROMOTION	.05	3
COMMISSIONS	.25	3
PROF FEES	.01	2
TENANT ALTS	.23	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.53	3
CLEANING		
REPAIR/MAINT	.22	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.30	2
TOTAL CONTRACTS	1.12	3
CLEANING	.34	3
REPAIR/MAINT	.23	3
RDS/GROUNDS	.09	3
SECURITY	.01	3
ADMINISTRATIVE	.46	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Dallas, TX

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	32 BLDS	15,670,924 SQ. FT.				15,136,051 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	21					13.10	10.93	9.33	15.73
RETAIL AREA	11	13.60	9.54	5.66	17.81				
OTHER AREA	2	17.99	18.06						
TOTAL RENT	21	13.02	10.57	9.45	15.73				
MISCELLANEOUS	14	.70	.66	.26	.86				
TOTAL INCOME	26	13.21	11.01	8.76	15.32				
EXPENSE									
CLEANING	30	.67	.65	.54	.70	.68	.65	.56	.71
REPAIR-MAINT	32	.90	.82	.39	1.05	.92	.84	.41	1.09
UTILITIES	31	1.58	1.54	1.31	1.68	1.59	1.54	1.33	1.68
RDS/GRNDS/SEC	26	.41	.33	.26	.49	.42	.35	.26	.51
ADMINISTRATIVE	26	.85	.84	.64	1.03	.88	.85	.65	1.12
TOTAL OPER EXP	30	4.40	4.14	3.93	4.56	4.56	4.26	3.98	4.70
FIXED EXPENSES	26	1.67	1.54	1.10	1.86	1.73	1.63	1.17	1.90
TOTAL OPER+FIX	25	6.17	5.98	5.26	6.43	6.40	6.15	5.32	6.60
LEASING EXP	23	1.08	.33	.23	1.23				
TOTAL PAYROLL	23	.77	.73	.53	.98				
TOTAL CONTRACT	29	1.55	1.55	1.09	1.79				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11366	24
AVG SQFT/RETAIL TENANT	2070	15
AVG SQFT/OFFICE WORKER	344	20
AVG % OFFICE OCCUPANCY	77.3	32
AVG % RETAIL OCCUPANCY	82.1	16
AVG $ RATE YR-END RENT	14.61	23
RENTABLE/GROSS SQFT	.92	15

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.69	22
PAYROLL	.03	5
CONTRACT	.61	22
SUP/MAT/MISC	.04	22
TRASH REMOVAL	.03	22
REPR/MAINT TOTAL	.84	29
PAYROLL	.35	18
ELEVATOR	.23	29
HVAC	.08	27
ELECTRICAL	.04	32
STRUCT/ROOF	.01	22
PLUMBING	.02	22
FIRE/LIFE SFTY	.02	18
OTHER MAINT/SUP	.16	27

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.56	29
ELECTRICAL	1.44	29
GAS	.12	8
FUEL OIL	.00	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	29
RDS/GNDS/SEC TOTAL	.40	24
RDS/GNDS TOTAL	.11	18
RDS/GNDS PAYRL	.17	3
RDS/GNDS CONTR	.09	16
RDS/GNDS OTHER	.02	12

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.33	21
SEC PAYROLL	.28	7
SEC CONTRACTS	.23	16
SEC OTHER	.01	13
ADMIN TOTAL	.84	24
PAYROLL	.28	23
MGMT FEES	.43	20
PROF FEES	.04	17
GEN OFC EXP	.08	17
OTHER ADM EXP	.11	18

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.66	24
REAL ESTATE TAX	1.52	24
BUILDING INS	.15	23
PERS PROP TAX	.00	10
OTHER TAX	.03	6
LEASING EXPENSES	1.17	22
ADV/PROMOTION	.10	13
COMMISSIONS	.33	18
PROF FEES	.06	10
TENANT ALTS	.70	16
BUY-OUTS	.58	4
OTHER LEASING	.09	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.77	23
CLEANING	.03	5
REPAIR/MAINT	.35	18
RDS/GROUNDS	.17	3
SECURITY	.28	7
ADMINISTRATIVE	.28	23
TOTAL CONTRACTS	1.56	29
CLEANING	.61	22
REPAIR/MAINT	.37	29
RDS/GROUNDS	.09	16
SECURITY	.23	16
ADMINISTRATIVE	.44	23

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Dallas, TX

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	1,715,167 SQ. FT.				1,662,290 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	8					11.15	10.24	7.73	12.02
RETAIL AREA	5	8.72	7.02	5.06	12.06				
OTHER AREA									
TOTAL RENT	8	11.07	10.10	8.01	11.91				
MISCELLANEOUS	6	.64	.66	.01	.88				
TOTAL INCOME	9	10.73	10.55	5.89	13.12				
EXPENSE									
CLEANING	9	.59	.64	.53	.66	.60	.64	.55	.66
REPAIR-MAINT	9	.74	.83	.39	1.09	.75	.84	.41	1.09
UTILITIES	9	1.38	1.32	1.15	1.57	1.40	1.35	1.19	1.57
RDS/GRNDS/SEC	8	.52	.46	.35	.66	.54	.48	.37	.70
ADMINISTRATIVE	8	1.05	1.03	.80	1.21	1.09	1.11	.85	1.25
TOTAL OPER EXP	9	4.06	4.15	3.69	4.76	4.19	4.31	3.80	4.76
FIXED EXPENSES	8	1.24	1.10	.86	1.35	1.29	1.17	.89	1.36
TOTAL OPER+FIX	8	5.66	5.51	4.80	6.26	5.67	5.57	5.06	6.35
LEASING EXP	8	.67	.44	.29	1.04				
TOTAL PAYROLL	8	.75	.95	.59	1.03				
TOTAL CONTRACT	9	1.56	1.62	1.16	2.04				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3691	7
AVG SQFT/RETAIL TENANT	2026	4
AVG SQFT/OFFICE WORKER	253	7
AVG % OFFICE OCCUPANCY	78.2	9
AVG % RETAIL OCCUPANCY	77.9	5
AVG $ RATE YR-END RENT	12.15	6
RENTABLE/GROSS SQFT	.92	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.59	8
PAYROLL	.06	2
CONTRACT	.52	8
SUP/MAT/MISC	.03	8
TRASH REMOVAL	.02	8
REPR/MAINT TOTAL	.74	9
PAYROLL	.41	5
ELEVATOR	.16	9
HVAC	.13	9
ELECTRICAL	.03	8
STRUCT/ROOF	.02	5
PLUMBING	.02	8
FIRE/LIFE SFTY	.04	7
OTHER MAINT/SUP	.19	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.38	9
ELECTRICAL	1.29	9
GAS	.06	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	9
RDS/GNDS/SEC TOTAL	.52	8
RDS/GNDS TOTAL	.14	8
RDS/GNDS PAYRL	.13	2
RDS/GNDS CONTR	.11	7
RDS/GNDS OTHER	.02	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.43	7
SEC PAYROLL		
SEC CONTRACTS	.45	6
SEC OTHER	.03	3
ADMIN TOTAL	1.06	8
PAYROLL	.47	8
MGMT FEES	.43	6
PROF FEES	.04	6
GEN OFC EXP	.11	7
OTHER ADM EXP	.13	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.24	8
REAL ESTATE TAX	1.10	8
BUILDING INS	.13	8
PERS PROP TAX	.00	4
OTHER TAX	.03	2
LEASING EXPENSES	.67	8
ADV/PROMOTION	.06	5
COMMISSIONS	.21	6
PROF FEES	.04	4
TENANT ALTS	.59	5
BUY-OUTS	.29	2
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.75	8
CLEANING	.06	2
REPAIR/MAINT	.41	5
RDS/GROUNDS	.13	2
SECURITY		
ADMINISTRATIVE	.47	8
TOTAL CONTRACTS	1.56	9
CLEANING	.52	8
REPAIR/MAINT	.39	9
RDS/GROUNDS	.11	7
SECURITY	.45	6
ADMINISTRATIVE	.36	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,756,384 SQ. FT.				1,709,014 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					12.02	10.93		
RETAIL AREA	3	18.09	18.97						
OTHER AREA									
TOTAL RENT	3	12.14	10.90						
MISCELLANEOUS	2	.54	.50						
TOTAL INCOME	3	12.49	10.90						
EXPENSE									
CLEANING	3	.57	.58			.58	.60		
REPAIR-MAINT	4	.88	.76	.46	.96	.89	.77	.47	.96
UTILITIES	4	1.49	1.38	1.20	1.69	1.51	1.38	1.20	1.73
RDS/GRNDS/SEC	4	.33	.30	.21	.41	.33	.31	.22	.43
ADMINISTRATIVE	4	.86	.70	.41	1.00	.86	.71	.42	1.02
TOTAL OPER EXP	3	4.12	4.07			4.24	4.24		
FIXED EXPENSES	4	1.42	1.45	1.01	1.83	1.46	1.50	1.03	1.90
TOTAL OPER+FIX	3	5.62	5.78			5.77	6.02		
LEASING EXP	3	.94	.33						
TOTAL PAYROLL	4	.86	.72	.44	.88				
TOTAL CONTRACT	4	1.16	1.22	.76	1.68				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11872	4
AVG SQFT/RETAIL TENANT	2880	4
AVG SQFT/OFFICE WORKER	335	3
AVG % OFFICE OCCUPANCY	78.5	4
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	12.97	4
RENTABLE/GROSS SQFT	.92	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.67	3
PAYROLL		
CONTRACT	.50	3
SUP/MAT/MISC	.04	3
TRASH REMOVAL	.02	3
REPR/MAINT TOTAL	.88	4
PAYROLL	.25	4
ELEVATOR	.18	4
HVAC	.10	4
ELECTRICAL	.02	4
STRUCT/ROOF	.02	2
PLUMBING	.01	4
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.10	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.49	4
ELECTRICAL	1.38	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	4
RDS/GNDS/SEC TOTAL	.33	4
RDS/GNDS TOTAL	.12	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	2
RDS/GNDS OTHER	.02	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.31	3
SEC PAYROLL		
SEC CONTRACTS	.19	2
SEC OTHER	.01	2
ADMIN TOTAL	.86	4
PAYROLL	.22	4
MGMT FEES	.41	3
PROF FEES	.04	4
GEN OFC EXP	.07	4
OTHER ADM EXP	.02	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.42	4
REAL ESTATE TAX	1.29	4
BUILDING INS	.12	4
PERS PROP TAX	.00	3
OTHER TAX	.02	2
LEASING EXPENSES	.94	3
ADV/PROMOTION	.03	2
COMMISSIONS	.49	2
PROF FEES		
TENANT ALTS	.82	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.88	4
CLEANING		
REPAIR/MAINT	.25	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.22	4
TOTAL CONTRACTS	1.16	4
CLEANING	.50	3
REPAIR/MAINT	.33	4
RDS/GROUNDS	.04	2
SECURITY	.19	2
ADMINISTRATIVE	.35	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Dallas, TX

DOWNTOWN MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	9 BLDS	10,896,790 SQ. FT.				10,165,784 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					14.51	12.53	9.83	19.43
RETAIL AREA	3	14.38	16.86						
OTHER AREA									
TOTAL RENT	5	14.35	12.92	9.35	19.27				
MISCELLANEOUS	4	.74	.71	.64	.90				
TOTAL INCOME	5	14.97	12.92	10.04	20.12				
EXPENSE									
CLEANING	9	.72	.71	.64	.84	.73	.72	.64	.85
REPAIR-MAINT	9	1.04	1.06	.75	1.25	1.06	1.11	.75	1.26
UTILITIES	9	1.62	1.56	1.52	1.79	1.62	1.58	1.52	1.79
RDS/GRNDS/SEC	9	.42	.34	.26	.48	.44	.35	.27	.50
ADMINISTRATIVE	9	.90	.78	.64	.97	.94	.79	.66	1.00
TOTAL OPER EXP	9	4.70	4.38	4.06	5.04	4.90	4.70	4.17	5.35
FIXED EXPENSES	9	1.83	1.75	1.63	2.11	1.91	1.79	1.71	2.21
TOTAL OPER + FIX	9	6.54	6.29	5.96	7.05	6.82	6.06	6.10	7.46
LEASING EXP	8	1.20	.40	.16	2.00				
TOTAL PAYROLL	7	.87	.73	.69	.89				
TOTAL CONTRACT	7	1.76	1.67	1.56	1.85				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15156	8
AVG SQFT/RETAIL TENANT	1966	7
AVG SQFT/OFFICE WORKER	370	7
AVG % OFFICE OCCUPANCY	79.5	9
AVG % RETAIL OCCUPANCY	79.9	7
AVG $ RATE YR-END RENT	15.53	8
RENTABLE/GROSS SQFT	.92	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.76	7	**UTILITIES TOTAL**	1.68	8	SECURITY TOTAL	.34	7	**FIXED EXP TOTAL**	1.86	8	**TOTAL PAYROLL**	.87	7
PAYROLL	.02	2	ELECTRICAL	1.62	8	SEC PAYROLL	.27	5	REAL ESTATE TAX	1.72	8	CLEANING	.02	2
CONTRACT	.67	7	GAS	.00	2	SEC CONTRACTS	.20	4	BUILDING INS	.15	7	REPAIR/MAINT	.39	7
SUP/MAT/MISC	.05	7	FUEL OIL			SEC OTHER	.01	6	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	7	PURCH STEAM						OTHER TAX	.03	2	SECURITY	.27	5
REPR/MAINT TOTAL	.98	7	PURCH CH WTR			**ADMIN TOTAL**	.90	8				ADMINISTRATIVE	.27	7
PAYROLL	.39	7	COAL			PAYROLL	.27	7						
ELEVATOR	.25	7	WATER/SEWER	.07	8	MGMT FEES	.47	7	**LEASING EXPENSES**	1.36	7			
HVAC	.07	7				PROF FEES	.05	5	ADV/PROMOTION	.12	6	**TOTAL CONTRACTS**	1.76	7
ELECTRICAL	.06	6	**RDS/GNDS/SEC TOTAL**	.41	8	GEN OFC EXP	.06	6	COMMISSIONS	.33	6	CLEANING	.67	7
STRUCT/ROOF	.00	3	RDS/GNDS TOTAL	.11	3	OTHER ADM EXP	.14	6	PROF FEES	.06	5	REPAIR/MAINT	.40	7
PLUMBING	.02	6	RDS/GNDS PAYRL						TENANT ALTS	.73	6	RDS/GROUNDS	.11	3
FIRE/LIFE SFTY	.01	6	RDS/GNDS CONTR	.11	3				BUY-OUTS	.63	2	SECURITY	.20	4
OTHER MAINT/SUP	.19	7	RDS/GNDS OTHER	.02	3				OTHER LEASING	.11	4	ADMINISTRATIVE	.50	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	191 BLDS	26,142,315 SQ. FT.				25,888,129 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	156					10.33	9.82	7.26	12.22
RETAIL AREA	19	6.96	6.20	4.17	12.06				
OTHER AREA									
TOTAL RENT	169	10.23	9.50	7.07	11.97				
MISCELLANEOUS	141	.36	.09	.03	.39				
TOTAL INCOME	169	10.54	9.65	7.32	12.20				
EXPENSE									
CLEANING	163	.62	.50	.49	.71	.62	.59	.50	.72
REPAIR-MAINT	169	.76	.71	.53	.83	.76	.71	.53	.83
UTILITIES	172	1.49	1.36	1.20	1.63	1.50	1.36	1.20	1.63
RDS/GRNDS/SEC	179	.39	.34	.24	.48	.40	.35	.25	.48
ADMINISTRATIVE	181	.84	.83	.61	1.07	.86	.85	.63	1.08
TOTAL OPER EXP	154	4.11	4.02	3.55	4.52	4.19	4.02	3.56	4.59
FIXED EXPENSES	181	1.46	1.24	1.01	1.49	1.49	1.25	1.02	1.56
TOTAL OPER + FIX	151	5.56	5.24	4.75	5.97	5.69	5.26	4.75	6.04
LEASING EXP	159	1.76	.92	.34	2.11				
TOTAL PAYROLL	151	.64	.56	.45	.76				
TOTAL CONTRACT	178	1.49	1.48	1.19	1.84				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6219	171
AVG SQFT/RETAIL TENANT	2525	30
AVG SQFT/OFFICE WORKER	293	131
AVG % OFFICE OCCUPANCY	79.6	165
AVG % RETAIL OCCUPANCY	82.9	30
AVG $ RATE YR-END RENT	12.61	165
RENTABLE/GROSS SQFT	.93	124

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.82	147	**UTILITIES TOTAL**	1.60	180	SECURITY TOTAL	.22	153	**FIXED EXP TOTAL**	1.46	170	**TOTAL PAYROLL**	.84	181
PAYROLL	.21	20	ELECTRICAL	1.40	159	SEC PAYROLL	.24	37	REAL ESTATE TAX	1.33	170	CLEANING	.21	20
CONTRACT	.52	143	GAS	.06	26	SEC CONTRACTS	.16	120	BUILDING INS	.14	163	REPAIR/MAINT	.26	130
SUP/MAT/MISC	.04	101	FUEL OIL	.01	4	SEC OTHER	.02	42	PERS PROP TAX	.02	51	RDS/GROUNDS	.11	12
TRASH REMOVAL	.03	136	PURCH STEAM						OTHER TAX	.06	20	SECURITY	.24	37
REPR/MAINT TOTAL	.76	169	PURCH CH WTR			**ADMIN TOTAL**	.82	170				ADMINISTRATIVE	.26	142
PAYROLL	.26	130	COAL			PAYROLL	.26	142						
ELEVATOR	.14	133	WATER/SEWER	.06	156	MGMT FEES	.36	161	**LEASING EXPENSES**	1.82	149			
HVAC	.12	164				PROF FEES	.09	142	ADV/PROMOTION	.07	121	**TOTAL CONTRACTS**	1.49	178
ELECTRICAL	.04	141	**RDS/GNDS/SEC TOTAL**	.39	168	GEN OFC EXP	.09	134	COMMISSIONS	.43	126	CLEANING	.52	143
STRUCT/ROOF	.04	111	RDS/GNDS TOTAL	.16	163	OTHER ADM EXP	.07	117	PROF FEES	.11	37	REPAIR/MAINT	.35	177
PLUMBING	.02	126	RDS/GNDS PAYRL	.11	12				TENANT ALTS	1.60	107	RDS/GROUNDS	.13	163
FIRE/LIFE SFTY	.03	94	RDS/GNDS CONTR	.13	163				BUY-OUTS	.27	19	SECURITY	.16	120
OTHER MAINT/SUP	.16	170	RDS/GNDS OTHER	.06	106				OTHER LEASING	.30	47	ADMINISTRATIVE	.44	163

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Dallas, TX

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	342,483 SQ. FT.				341,883 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	9					9.86	10.23	7.05	11.35
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10	9.24	10.27	5.22	10.79				
MISCELLANEOUS	6	.63	.62	.03	.66				
TOTAL INCOME	10	9.82	10.66	5.22	11.06				
EXPENSE									
CLEANING	10	.59	.54	.48	.65	.59	.54	.48	.65
REPAIR-MAINT	10	.70	.76	.42	.83	.70	.76	.42	.83
UTILITIES	10	1.57	1.62	1.35	1.88	1.56	1.62	1.36	1.88
RDS/GRNDS/SEC	10	.34	.33	.32	.40	.34	.34	.32	.40
ADMINISTRATIVE	10	.78	.78	.56	.95	.79	.78	.56	.95
TOTAL OPER EXP	10	3.99	4.04	3.72	4.63	4.00	4.04	3.72	4.63
FIXED EXPENSES	10	1.18	1.12	1.00	1.40	1.18	1.12	1.00	1.40
TOTAL OPER+FIX	10	5.17	5.21	4.78	5.96	5.18	5.21	4.78	5.96
LEASING EXP	10	1.28	.93	.20	1.62				
TOTAL PAYROLL	5	.55	.52	.51	.61				
TOTAL CONTRACT	10	1.62	1.60	1.23	1.86				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2510	9
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	303	7
AVG % OFFICE OCCUPANCY	80.8	9
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.87	9
RENTABLE/GROSS SQFT	.97	8

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.59	10	**UTILITIES TOTAL**	1.57	10	SECURITY TOTAL	.15	7	**FIXED EXP TOTAL**	1.18	10	**TOTAL PAYROLL**	.55	5
PAYROLL			ELECTRICAL	1.47	10	SEC PAYROLL			REAL ESTATE TAX	1.06	10	CLEANING		
CONTRACT	.55	10	GAS			SEC CONTRACTS	.13	7	BUILDING INS	.11	10	REPAIR/MAINT	.28	4
SUP/MAT/MISC	.02	6	FUEL OIL			SEC OTHER	.05	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	7	PURCH STEAM			**ADMIN TOTAL**	.78	10	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.70	10	PURCH CH WTR			PAYROLL	.32	5	**LEASING EXPENSES**	1.28	10	ADMINISTRATIVE	.32	5
PAYROLL	.28	4	COAL			MGMT FEES	.41	10	ADV/PROMOTION	.09	6	**TOTAL CONTRACTS**	1.62	10
ELEVATOR	.05	8	WATER/SEWER	.09	10	PROF FEES	.12	8	COMMISSIONS	.83	5	CLEANING	.56	10
HVAC	.20	9	**RDS/GNDS/SEC TOTAL**	.34	10	GEN OFC EXP	.05	9	PROF FEES			REPAIR/MAINT	.31	10
ELECTRICAL	.04	8	RDS/GNDS TOTAL	.24	10	OTHER ADM EXP	.06	5	TENANT ALTS	1.03	6	RDS/GROUNDS	.17	10
STRUCT/ROOF	.04	5	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.13	7
PLUMBING	.01	8	RDS/GNDS CONTR	.17	10				OTHER LEASING	.05	4	ADMINISTRATIVE	.51	10
FIRE/LIFE SFTY	.04	3	RDS/GNDS OTHER	.09	7									
OTHER MAINT/SUP	.26	10												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	25 BLDS	1,924,814 SQ. FT.				1,922,814 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	21					10.34	9.82	7.46	12.72
RETAIL AREA									
OTHER AREA									
TOTAL RENT	21	10.37	10.18	7.46	12.72				
MISCELLANEOUS	15	1.61	.24	.01	1.00				
TOTAL INCOME	21	11.56	10.43	7.46	14.17				
EXPENSE									
CLEANING	22	.59	.56	.45	.66	.59	.56	.45	.66
REPAIR-MAINT	23	.66	.60	.51	.77	.66	.60	.51	.77
UTILITIES	23	1.50	1.43	1.32	1.56	1.50	1.43	1.32	1.56
RDS/GRNDS/SEC	23	.31	.33	.20	.39	.31	.33	.20	.39
ADMINISTRATIVE	23	.96	1.03	.67	1.12	.96	1.03	.67	1.12
TOTAL OPER EXP	22	4.05	4.10	3.48	4.51	4.06	4.13	3.48	4.51
FIXED EXPENSES	23	1.28	1.20	1.08	1.41	1.28	1.20	1.08	1.41
TOTAL OPER+FIX	22	5.33	5.11	4.63	5.61	5.34	5.11	4.63	5.61
LEASING EXP	20	1.77	.86	.37	2.27				
TOTAL PAYROLL	18	.51	.53	.40	.63				
TOTAL CONTRACT	19	1.62	1.39	1.23	2.00				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3757	23
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	316	19
AVG % OFFICE OCCUPANCY	75.2	24
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.56	23
RENTABLE/GROSS SQFT	.97	14

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.58	18	**UTILITIES TOTAL**	1.54	19	SECURITY TOTAL	.14	18	**FIXED EXP TOTAL**	1.26	19	**TOTAL PAYROLL**	.51	18
PAYROLL			ELECTRICAL	1.46	18	SEC PAYROLL	.16	2	REAL ESTATE TAX	1.06	19	CLEANING		
CONTRACT	.53	18	GAS	.12	2	SEC CONTRACTS	.12	16	BUILDING INS	.13	19	REPAIR/MAINT	.29	12
SUP/MAT/MISC	.05	10	FUEL OIL			SEC OTHER	.04	5	PERS PROP TAX	.02	4	RDS/GROUNDS		
TRASH REMOVAL	.03	15	PURCH STEAM			**ADMIN TOTAL**	.97	19	OTHER TAX	.05	2	SECURITY	.16	2
REPR/MAINT TOTAL	.68	19	PURCH CH WTR			PAYROLL	.34	15	**LEASING EXPENSES**	1.72	17	ADMINISTRATIVE	.34	15
PAYROLL	.20	12	COAL			MGMT FEES	.46	19	ADV/PROMOTION	.06	12	**TOTAL CONTRACTS**	1.62	19
ELEVATOR	.09	19	WATER/SEWER	.07	18	PROF FEES	.10	15	COMMISSIONS	.30	13	CLEANING	.53	18
HVAC	.13	18	**RDS/GNDS/SEC TOTAL**	.30	19	GEN OFC EXP	.12	17	PROF FEES	.29	7	REPAIR/MAINT	.31	19
ELECTRICAL	.05	15	RDS/GNDS TOTAL	.16	18	OTHER ADM EXP	.04	11	TENANT ALTS	1.36	14	RDS/GROUNDS	.16	18
STRUCT/ROOF	.06	11	RDS/GNDS PAYRL						BUY-OUTS	.84	3	SECURITY	.12	16
PLUMBING	.03	9	RDS/GNDS CONTR	.16	18				OTHER LEASING	.11	7	ADMINISTRATIVE	.56	19
FIRE/LIFE SFTY	.03	6	RDS/GNDS OTHER	.03	11									
OTHER MAINT/SUP	.19	18												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Dallas, TX

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	50 BLDS	9,194,060 SQ. FT.				9,145,750 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	47					10.02	9.45	6.90	11.82
RETAIL AREA	5	7.77	6.20	2.83	11.16				
OTHER AREA									
TOTAL RENT	49	9.93	9.45	6.80	11.82				
MISCELLANEOUS	40	.21	.08	.03	.24				
TOTAL INCOME	49	10.10	9.47	7.03	11.93				
EXPENSE									
CLEANING	49	.57	.59	.46	.67	.57	.59	.46	.69
REPAIR-MAINT	50	.71	.72	.52	.82	.71	.72	.52	.82
UTILITIES	50	1.37	1.32	1.17	1.54	1.37	1.32	1.17	1.54
RDS/GRNDS/SEC	49	.41	.38	.26	.51	.41	.38	.26	.52
ADMINISTRATIVE	50	.89	.92	.64	1.06	.89	.92	.64	1.06
TOTAL OPER EXP	49	3.93	3.79	3.50	4.37	3.96	3.79	3.50	4.37
FIXED EXPENSES	50	1.27	1.21	.98	1.43	1.28	1.21	.98	1.44
TOTAL OPER + FIX	49	5.19	4.97	4.66	5.76	5.22	4.97	4.66	5.76
LEASING EXP	46	1.96	1.24	.36	2.88				
TOTAL PAYROLL	47	.64	.60	.46	.80				
TOTAL CONTRACT	47	1.45	1.45	1.16	1.70				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5311	46
AVG SQFT/RETAIL TENANT	2424	9
AVG SQFT/OFFICE WORKER	324	38
AVG % OFFICE OCCUPANCY	75.6	50
AVG % RETAIL OCCUPANCY	96.4	9
AVG $ RATE YR-END RENT	11.27	45
RENTABLE/GROSS SQFT	.96	35

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.66	44	**UTILITIES TOTAL**	1.35	46	SECURITY TOTAL	.23	43	**FIXED EXP TOTAL**	1.29	47	**TOTAL PAYROLL**	.64	47
PAYROLL	.28	7	ELECTRICAL	1.27	46	SEC PAYROLL	.25	6	REAL ESTATE TAX	1.16	47	CLEANING	.28	7
CONTRACT	.47	44	GAS	.12	2	SEC CONTRACTS	.20	36	BUILDING INS	.12	47	REPAIR/MAINT	.28	36
SUP/MAT/MISC	.04	26	FUEL OIL			SEC OTHER	.03	12	PERS PROP TAX	.00	17	RDS/GROUNDS	.14	7
TRASH REMOVAL	.03	41	PURCH STEAM			**ADMIN TOTAL**	.89	47	OTHER TAX	.05	7	SECURITY	.25	8
REPR/MAINT TOTAL	.70	46	PURCH CH WTR			PAYROLL	.33	45	**LEASING EXPENSES**	2.04	43	ADMINISTRATIVE	.33	45
PAYROLL	.28	36	COAL			MGMT FEES	.38	45	ADV/PROMOTION	.08	40	**TOTAL CONTRACTS**	1.45	47
ELEVATOR	.11	46	WATER/SEWER	.08	45	PROF FEES	.07	36	COMMISSIONS	.42	39	CLEANING	.47	44
HVAC	.12	46	**RDS/GNDS/SEC TOTAL**	.41	46	GEN OFC EXP	.11	42	PROF FEES	.13	18	REPAIR/MAINT	.32	46
ELECTRICAL	.03	41	RDS/GNDS TOTAL	.20	42	OTHER ADM EXP	.07	36	TENANT ALTS	1.67	35	RDS/GROUNDS	.14	42
STRUCT/ROOF	.04	28	RDS/GNDS PAYRL	.14	7				BUY-OUTS	.23	11	SECURITY	.20	36
PLUMBING	.01	33	RDS/GNDS CONTR	.14	42				OTHER LEASING	.21	21	ADMINISTRATIVE	.43	46
FIRE/LIFE SFTY	.04	33	RDS/GNDS OTHER	.07	26									
OTHER MAINT/SUP	.16	44												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	16 BLDS	6,613,911 SQ. FT.				5,492,554 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	14					12.02	12.41	9.39	13.87
RETAIL AREA	3	8.42	9.13						
OTHER AREA									
TOTAL RENT	14	11.86	11.77	9.67	13.81				
MISCELLANEOUS	12	.27	.33	.13	.36				
TOTAL INCOME	14	12.11	12.12	9.67	13.95				
EXPENSE									
CLEANING	15	.67	.69	.61	.74	.67	.69	.61	.74
REPAIR-MAINT	16	.84	.74	.60	1.03	.84	.74	.60	1.03
UTILITIES	16	1.29	1.20	1.13	1.50	1.29	1.20	1.13	1.50
RDS/GRNDS/SEC	15	.39	.34	.32	.48	.40	.35	.32	.48
ADMINISTRATIVE	15	.80	.77	.60	1.07	.82	.77	.62	1.11
TOTAL OPER EXP	15	4.04	4.06	3.67	4.51	4.12	4.08	3.72	4.67
FIXED EXPENSES	15	1.48	1.49	1.21	1.63	1.50	1.56	1.24	1.67
TOTAL OPER + FIX	15	5.52	5.41	5.24	5.86	5.63	5.41	5.25	6.05
LEASING EXP	13	2.07	1.36	.11	4.28				
TOTAL PAYROLL	14	.58	.55	.41	.73				
TOTAL CONTRACT	15	1.56	1.71	1.34	1.86				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6427	12
AVG SQFT/RETAIL TENANT	3481	4
AVG SQFT/OFFICE WORKER	250	13
AVG % OFFICE OCCUPANCY	86.1	16
AVG % RETAIL OCCUPANCY	94.0	4
AVG $ RATE YR-END RENT	14.37	15
RENTABLE/GROSS SQFT	.84	10

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.67	14	**UTILITIES TOTAL**	1.29	16	SECURITY TOTAL	.21	14	**FIXED EXP TOTAL**	1.50	14	**TOTAL PAYROLL**	.58	14
PAYROLL	.18	5	ELECTRICAL	1.17	16	SEC PAYROLL	.19	6	REAL ESTATE TAX	1.36	14	CLEANING	.18	5
CONTRACT	.53	14	GAS	.03	2	SEC CONTRACTS	.20	9	BUILDING INS	.13	14	REPAIR/MAINT	.25	12
SUP/MAT/MISC	.04	13	FUEL OIL			SEC OTHER	.02	2	PERS PROP TAX	.00	5	RDS/GROUNDS	.06	2
TRASH REMOVAL	.03	14	PURCH STEAM			**ADMIN TOTAL**	.77	14	OTHER TAX	.00	3	SECURITY	.19	6
REPR/MAINT TOTAL	.86	16	PURCH CH WTR			PAYROLL	.20	14	**LEASING EXPENSES**	2.20	12	ADMINISTRATIVE	.20	14
PAYROLL	.25	12	COAL			MGMT FEES	.43	13	ADV/PROMOTION	.07	12	**TOTAL CONTRACTS**	1.56	15
ELEVATOR	.20	15	WATER/SEWER	.08	15	PROF FEES	.06	9	COMMISSIONS	.67	7	CLEANING	.53	14
HVAC	.09	16	**RDS/GNDS/SEC TOTAL**	.39	14	GEN OFC EXP	.12	11	PROF FEES	.07	4	REPAIR/MAINT	.39	15
ELECTRICAL	.03	14	RDS/GNDS TOTAL	.18	14	OTHER ADM EXP	.06	7	TENANT ALTS	2.86	7	RDS/GROUNDS	.12	14
STRUCT/ROOF	.05	11	RDS/GNDS PAYRL	.06	2				BUY-OUTS			SECURITY	.20	9
PLUMBING	.02	13	RDS/GNDS CONTR	.12	14				OTHER LEASING	.90	3	ADMINISTRATIVE	.45	14
FIRE/LIFE SFTY	.02	9	RDS/GNDS OTHER	.10	8									
OTHER MAINT/SUP	.25	15												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Dayton, OH

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	13 BLDS	351,326 SQ. FT.				351,326 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	13					11.19	11.67	10.17	13.15
RETAIL AREA									
OTHER AREA									
TOTAL RENT	13	11.19	11.67	10.17	13.15				
MISCELLANEOUS	12	1.56	1.34	.72	4.15				
TOTAL INCOME	13	12.46	12.46	11.07	14.31				
EXPENSE									
CLEANING	13	.60	.66	.57	.82	.60	.66	.57	.82
REPAIR-MAINT	13	.87	.82	.57	.87	.87	.82	.57	.87
UTILITIES	13	1.72	1.61	1.29	2.25	1.72	1.61	1.29	2.25
RDS/GRNDS/SEC	13	.43	.43	.30	.64	.43	.43	.30	.64
ADMINISTRATIVE	13	.72	.75	.53	.87	.72	.75	.53	.87
TOTAL OPER EXP	13	4.33	4.45	3.99	5.13	4.33	4.45	3.99	5.13
FIXED EXPENSES	13	.71	.79	.35	1.06	.71	.79	.35	1.05
TOTAL OPER+FIX	13	5.03	5.13	4.70	5.94	5.03	5.13	4.70	5.94
LEASING EXP	13	.91	.86	.63	1.07				
TOTAL PAYROLL	12	.17	.13	.11	.23				
TOTAL CONTRACT	13	1.70	1.80	1.61	2.10				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2554	13
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	94.5	13
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.65	13
RENTABLE/GROSS SQFT	.97	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.60	13	**UTILITIES TOTAL**	1.72	13	SECURITY TOTAL	.06	5	**FIXED EXP TOTAL**	.71	13	**TOTAL PAYROLL**	.17	12
PAYROLL			ELECTRICAL	1.47	13	SEC PAYROLL			REAL ESTATE TAX	.61	13	CLEANING		
CONTRACT	.47	13	GAS	.16	12	SEC CONTRACTS	.05	4	BUILDING INS	.10	13	REPAIR/MAINT	.15	12
SUP/MAT/MISC	.07	13	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	13	PURCH STEAM			**ADMIN TOTAL**	.72	13	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.87	13	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**	.91	13	ADMINISTRATIVE		
PAYROLL	.15	12	COAL			MGMT FEES	.50	13	ADV/PROMOTION	.11	13	**TOTAL CONTRACTS**	1.70	13
ELEVATOR	.03	5	WATER/SEWER	.12	13	PROF FEES			COMMISSIONS	.59	13	CLEANING	.47	13
HVAC	.17	13	**RDS/GNDS/SEC TOTAL**	.43	13	GEN OFC EXP			PROF FEES			REPAIR/MAINT	.38	13
ELECTRICAL	.05	13	RDS/GNDS TOTAL	.36	13	OTHER ADM EXP	.26	12	TENANT ALTS			RDS/GROUNDS	.32	13
STRUCT/ROOF	.13	12	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.06	4
PLUMBING	.02	13	RDS/GNDS CONTR	.32	13				OTHER LEASING			ADMINISTRATIVE	.50	13
FIRE/LIFE SFTY			RDS/GNDS OTHER	.06	12									
OTHER MAINT/SUP	.37	13												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	191,849 SQ. FT.				191,849 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					11.17	10.36		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	11.17	10.36						
MISCELLANEOUS	2	1.12	1.15						
TOTAL INCOME	3	11.94	11.76						
EXPENSE									
CLEANING	3	.51	.57			.51	.57		
REPAIR-MAINT	3	.59	.57			.59	.57		
UTILITIES	3	1.27	1.29			1.27	1.29		
RDS/GRNDS/SEC	3	.53	.64			.53	.64		
ADMINISTRATIVE	3	.78	.80			.78	.80		
TOTAL OPER EXP	3	3.69	3.99			3.69	3.99		
FIXED EXPENSES	3	.70	.77			.70	.77		
TOTAL OPER+FIX	3	4.39	4.76			4.39	4.76		
LEASING EXP	3	1.01	.76						
TOTAL PAYROLL	2	.11	.11						
TOTAL CONTRACT	3	1.58	1.61						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6593	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	92.8	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.35	3
RENTABLE/GROSS SQFT	.97	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.51	3	**UTILITIES TOTAL**	1.27	3	SECURITY TOTAL	.07	3	**FIXED EXP TOTAL**	.70	3	**TOTAL PAYROLL**	.11	2
PAYROLL			ELECTRICAL	.99	3	SEC PAYROLL			REAL ESTATE TAX	.62	3	CLEANING		
CONTRACT	.42	3	GAS	.23	2	SEC CONTRACTS	.07	2	BUILDING INS	.08	3	REPAIR/MAINT	.06	2
SUP/MAT/MISC	.06	3	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	3	PURCH STEAM			**ADMIN TOTAL**	.78	3	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.59	3	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**	1.01	3	ADMINISTRATIVE		
PAYROLL	.08	2	COAL			MGMT FEES	.50	3	ADV/PROMOTION	.12	3	**TOTAL CONTRACTS**	1.58	3
ELEVATOR	.03	3	WATER/SEWER	.12	3	PROF FEES			COMMISSIONS	.49	3	CLEANING	.42	3
HVAC	.12	3	**RDS/GNDS/SEC TOTAL**	.53	3	GEN OFC EXP			PROF FEES			REPAIR/MAINT	.23	3
ELECTRICAL	.04	3	RDS/GNDS TOTAL	.46	3	OTHER ADM EXP	.41	2	TENANT ALTS			RDS/GROUNDS	.38	3
STRUCT/ROOF	.01	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.07	2
PLUMBING	.03	3	RDS/GNDS CONTR	.38	3				OTHER LEASING			ADMINISTRATIVE	.50	3
FIRE/LIFE SFTY			RDS/GNDS OTHER	.13	2									
OTHER MAINT/SUP	.31	3												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Denver, CO

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	31 BLDS	12,362,362 SQ. FT.				12,111,902 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	26					12.96	10.64	8.54	14.41
RETAIL AREA	10	6.52	9.86	3.86	19.20				
OTHER AREA	4	4.38	2.59	1.89	4.60				
TOTAL RENT	27	12.80	10.49	8.18	13.87				
MISCELLANEOUS	19	.40	.16	.09	.42				
TOTAL INCOME	30	12.95	10.76	8.52	14.38				
EXPENSE									
CLEANING	31	.64	.62	.56	.69	.65	.64	.57	.69
REPAIR-MAINT	31	.97	.99	.80	1.26	.98	1.00	.84	1.27
UTILITIES	31	1.26	1.31	1.15	1.39	1.27	1.32	1.15	1.46
RDS/GRNDS/SEC	25	.34	.36	.28	.48	.35	.37	.29	.48
ADMINISTRATIVE	27	.81	.75	.51	.89	.83	.77	.52	.90
TOTAL OPER EXP	31	3.93	3.96	3.60	4.39	4.01	4.06	3.78	4.39
FIXED EXPENSES	27	1.29	1.27	1.15	1.37	1.32	1.30	1.18	1.39
TOTAL OPER+FIX	27	5.32	5.23	4.90	5.66	5.43	5.37	5.05	5.72
LEASING EXP	27	1.49	1.03	.31	3.10				
TOTAL PAYROLL	23	.60	.56	.49	.79				
TOTAL CONTRACT	27	1.55	1.52	1.30	1.82				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8506	27
AVG SQFT/RETAIL TENANT	2741	11
AVG SQFT/OFFICE WORKER	262	20
AVG % OFFICE OCCUPANCY	78.4	31
AVG % RETAIL OCCUPANCY	86.5	12
AVG $ RATE YR-END RENT	12.09	25
RENTABLE/GROSS SQFT	.89	19

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.66	22
PAYROLL	.07	7
CONTRACT	.56	21
SUP/MAT/MISC	.04	18
TRASH REMOVAL	.03	18
REPR/MAINT TOTAL	.94	26
PAYROLL	.35	19
ELEVATOR	.22	26
HVAC	.14	26
ELECTRICAL	.05	22
STRUCT/ROOF	.13	7
PLUMBING	.02	18
FIRE/LIFE SFTY	.04	13
OTHER MAINT/SUP	.18	25

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.26	27
ELECTRICAL	1.15	27
GAS	.12	6
FUEL OIL	.02	7
PURCH STEAM	.17	8
PURCH CH WTR		
COAL		
WATER/SEWER	.03	26
RDS/GNDS/SEC TOTAL	.35	21
RDS/GNDS TOTAL	.06	17
RDS/GNDS PAYRL	.04	3
RDS/GNDS CONTR	.04	16
RDS/GNDS OTHER	.05	15

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.27	21
SEC PAYROLL	.17	11
SEC CONTRACTS	.14	19
SEC OTHER	.03	10
ADMIN TOTAL	.78	23
PAYROLL	.18	17
MGMT FEES	.46	18
PROF FEES	.11	11
GEN OFC EXP	.11	17
OTHER ADM EXP	.09	18

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.30	22
REAL ESTATE TAX	1.08	22
BUILDING INS	.17	23
PERS PROP TAX	.05	15
OTHER TAX	.06	10
LEASING EXPENSES	1.78	23
ADV/PROMOTION	.13	15
COMMISSIONS	.41	21
PROF FEES	.07	7
TENANT ALTS	1.35	18
BUY-OUTS	1.02	3
OTHER LEASING	.27	11

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.60	23
CLEANING	.07	7
REPAIR/MAINT	.35	19
RDS/GROUNDS	.04	3
SECURITY	.17	11
ADMINISTRATIVE	.18	17
TOTAL CONTRACTS	1.56	27
CLEANING	.56	21
REPAIR/MAINT	.49	26
RDS/GROUNDS	.04	16
SECURITY	.14	19
ADMINISTRATIVE	.50	21

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	248,974 SQ. FT.				244,519 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					10.86	10.86		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	10.68	10.33						
MISCELLANEOUS									
TOTAL INCOME	3	10.69	10.33						
EXPENSE									
CLEANING	3	.66	.67			.67	.67		
REPAIR-MAINT	3	1.20	1.30			1.22	1.37		
UTILITIES	3	1.48	1.40			1.50	1.48		
RDS/GRNDS/SEC	2	.38	.38			.39	.39		
ADMINISTRATIVE	3	.55	.52			.56	.55		
TOTAL OPER EXP	3	4.16	4.06			4.24	4.28		
FIXED EXPENSES	3	1.20	1.15			1.23	1.20		
TOTAL OPER+FIX	3	5.36	5.22			5.46	5.48		
LEASING EXP									
TOTAL PAYROLL	3	.61	.56						
TOTAL CONTRACT	3	1.26	1.43						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2370	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	197	2
AVG % OFFICE OCCUPANCY	86.2	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.23	2
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.66	3
PAYROLL		
CONTRACT	.61	3
SUP/MAT/MISC	.06	2
TRASH REMOVAL		
REPR/MAINT TOTAL	1.42	2
PAYROLL	.51	2
ELEVATOR	.18	2
HVAC	.24	2
ELECTRICAL	.09	2
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.37	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.48	3
ELECTRICAL	1.22	3
GAS	.21	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	3
RDS/GNDS/SEC TOTAL	.38	2
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.31	2
SEC PAYROLL		
SEC CONTRACTS	.10	2
SEC OTHER		
ADMIN TOTAL	.55	3
PAYROLL	.46	2
MGMT FEES		
PROF FEES		
GEN OFC EXP	.03	2
OTHER ADM EXP	.06	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.20	3
REAL ESTATE TAX	1.06	3
BUILDING INS	.14	3
PERS PROP TAX	.01	2
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.61	3
CLEANING		
REPAIR/MAINT	.51	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.48	2
TOTAL CONTRACTS	1.26	3
CLEANING	.61	3
REPAIR/MAINT	.55	2
RDS/GROUNDS		
SECURITY	.10	2
ADMINISTRATIVE	.23	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Denver, CO

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	9 BLDS	1,629,040 SQ. FT.				1,595,571 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	7					8.89	10.05	6.09	10.78
RETAIL AREA	3	7.72	7.41						
OTHER AREA									
TOTAL RENT	8	8.78	8.92	6.07	10.90				
MISCELLANEOUS	4	.18	.15	.14	.23				
TOTAL INCOME	8	8.87	8.99	6.30	10.98				
EXPENSE									
CLEANING	9	.57	.57	.50	.63	.58	.58	.50	.65
REPAIR-MAINT	9	.83	.86	.55	1.23	.84	.93	.56	1.23
UTILITIES	9	1.40	1.36	1.09	1.84	1.42	1.44	1.09	1.84
RDS/GRNDS/SEC	8	.45	.45	.38	.56	.46	.45	.38	.59
ADMINISTRATIVE	8	.87	.63	.46	.85	.89	.63	.46	.88
TOTAL OPER EXP	9	3.98	3.78	3.44	4.62	4.07	4.00	3.46	4.62
FIXED EXPENSES	8	1.26	1.27	1.12	1.41	1.29	1.29	1.17	1.43
TOTAL OPER+FIX	8	5.49	5.15	4.68	6.17	5.62	5.30	4.96	6.17
LEASING EXP	8	2.31	2.00	.54	3.02				
TOTAL PAYROLL	8	.53	.56	.26	.75				
TOTAL CONTRACT	9	1.60	1.71	1.13	2.12				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4482	8
AVG SQFT/RETAIL TENANT	3307	4
AVG SQFT/OFFICE WORKER	306	6
AVG % OFFICE OCCUPANCY	77.2	9
AVG % RETAIL OCCUPANCY	92.8	4
AVG $ RATE YR-END RENT	9.67	8
RENTABLE/GROSS SQFT	.91	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.57	7
PAYROLL		
CONTRACT	.51	6
SUP/MAT/MISC	.04	5
TRASH REMOVAL	.02	5
REPR/MAINT TOTAL	.83	9
PAYROLL	.34	6
ELEVATOR	.13	9
HVAC	.24	9
ELECTRICAL	.07	8
STRUCT/ROOF	.01	3
PLUMBING	.03	6
FIRE/LIFE SFTY	.05	5
OTHER MAINT/SUP	.12	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.40	9
ELECTRICAL	1.18	9
GAS		
FUEL OIL		
PURCH STEAM	.40	3
PURCH CH WTR		
COAL		
WATER/SEWER	.03	8
RDS/GNDS/SEC TOTAL	.45	8
RDS/GNDS TOTAL	.08	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	7
RDS/GNDS OTHER	.04	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	8
SEC PAYROLL		
SEC CONTRACTS	.37	7
SEC OTHER	.01	3
ADMIN TOTAL	.87	8
PAYROLL	.26	5
MGMT FEES	.49	7
PROF FEES	.03	3
GEN OFC EXP	.02	5
OTHER ADM EXP	.28	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.26	8
REAL ESTATE TAX	1.03	8
BUILDING INS	.21	8
PERS PROP TAX	.01	5
OTHER TAX	.03	3
LEASING EXPENSES	2.31	8
ADV/PROMOTION	.04	6
COMMISSIONS	.57	7
PROF FEES	.06	3
TENANT ALTS	2.06	6
BUY-OUTS		
OTHER LEASING	.27	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.53	8
CLEANING		
REPAIR/MAINT	.34	6
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.26	5
TOTAL CONTRACTS	1.60	9
CLEANING	.51	6
REPAIR/MAINT	.49	9
RDS/GROUNDS	.06	7
SECURITY	.37	7
ADMINISTRATIVE	.45	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	9 BLDS	4,192,273 SQ. FT.				4,158,517 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	9					11.80	10.72	9.05	14.45
RETAIL AREA	4	12.15	9.56	5.31	15.78				
OTHER AREA									
TOTAL RENT	9	11.86	11.01	9.05	14.45				
MISCELLANEOUS	9	.47	.12	.C4	1.18				
TOTAL INCOME	9	12.34	11.82	10.12	14.65				
EXPENSE									
CLEANING	9	.63	.64	.58	.69	.64	.64	.58	.69
REPAIR-MAINT	9	1.11	1.05	.99	1.30	1.11	1.06	1.00	1.31
UTILITIES	9	1.22	1.25	1.10	1.32	1.22	1.25	1.10	1.32
RDS/GRNDS/SEC	9	.35	.33	.24	.47	.35	.34	.24	.47
ADMINISTRATIVE	9	.83	.86	.72	.94	.83	.87	.73	.94
TOTAL OPER EXP	9	4.14	4.18	3.91	4.39	4.17	4.18	4.00	4.39
FIXED EXPENSES	9	1.20	1.21	1.04	1.35	1.21	1.23	1.05	1.36
TOTAL OPER+FIX	9	5.33	5.27	5.00	5.59	5.38	5.36	5.07	5.59
LEASING EXP	9	2.03	1.25	.30	3.67				
TOTAL PAYROLL	6	.75	.55	.51	1.02				
TOTAL CONTRACT	6	1.58	1.67	1.31	1.82				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6611	9
AVG SQFT/RETAIL TENANT	1734	4
AVG SQFT/OFFICE WORKER	248	6
AVG % OFFICE OCCUPANCY	74.4	9
AVG % RETAIL OCCUPANCY	93.1	4
AVG $ RATE YR-END RENT	11.98	9
RENTABLE/GROSS SQFT	.87	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.66	6
PAYROLL		
CONTRACT	.58	6
SUP/MAT/MISC	.04	6
TRASH REMOVAL	.03	6
REPR/MAINT TOTAL	1.06	6
PAYROLL	.41	6
ELEVATOR	.25	6
HVAC	.06	6
ELECTRICAL	.03	6
STRUCT/ROOF		
PLUMBING	.01	5
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.27	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.17	6
ELECTRICAL	1.09	6
GAS		
FUEL OIL		
PURCH STEAM	.16	2
PURCH CH WTR		
COAL		
WATER/SEWER	.02	6
RDS/GNDS/SEC TOTAL	.35	6
RDS/GNDS TOTAL	.09	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	4
RDS/GNDS OTHER	.09	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.26	6
SEC PAYROLL	.21	4
SEC CONTRACTS	.11	6
SEC OTHER	.01	2
ADMIN TOTAL	.75	6
PAYROLL	.21	5
MGMT FEES	.54	5
PROF FEES	.01	3
GEN OFC EXP	.06	5
OTHER ADM EXP	.05	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.18	6
REAL ESTATE TAX	.98	5
BUILDING INS	.17	6
PERS PROP TAX	.23	3
OTHER TAX		
LEASING EXPENSES	3.12	6
ADV/PROMOTION	.09	4
COMMISSIONS	.51	6
PROF FEES	.09	3
TENANT ALTS	2.86	5
BUY-OUTS		
OTHER LEASING	.16	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.75	6
CLEANING		
REPAIR/MAINT	.41	6
RDS/GROUNDS		
SECURITY	.21	4
ADMINISTRATIVE	.21	5
TOTAL CONTRACTS	1.58	6
CLEANING	.58	6
REPAIR/MAINT	.36	6
RDS/GROUNDS	.05	4
SECURITY	.11	6
ADMINISTRATIVE	.48	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Denver, CO

DOWNTOWN MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	5,870,159 SQ. FT.				5,691,388 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					14.80	13.53	8.95	18.40
RETAIL AREA	3	5.27	13.70						
OTHER AREA	2	5.12	4.52						
TOTAL RENT	7	14.57	13.40	8.87	18.46				
MISCELLANEOUS	5	.37	.32	.16	.62				
TOTAL INCOME	7	14.81	14.20	9.14	18.62				
EXPENSE									
CLEANING	7	.67	.70	.57	.75	.68	.71	.59	.75
REPAIR-MAINT	7	.96	.96	.91	1.00	.96	.96	.94	1.03
UTILITIES	7	1.24	1.30	1.17	1.37	1.26	1.36	1.17	1.41
RDS/GRNDS/SEC	6	.30	.29	.25	.36	.31	.29	.27	.41
ADMINISTRATIVE	7	.79	.82	.48	.89	.82	.85	.50	.90
TOTAL OPER EXP	7	3.90	3.94	3.78	4.08	4.02	3.94	3.82	4.19
FIXED EXPENSES	7	1.36	1.36	1.29	1.43	1.41	1.43	1.31	1.54
TOTAL OPER+FIX	7	5.26	5.22	5.04	5.54	5.43	5.42	5.25	5.59
LEASING EXP	6	.87	.69	.27	1.03				
TOTAL PAYROLL	6	.53	.57	.49	.75				
TOTAL CONTRACT	6	1.65	1.47	1.39	1.73				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18025	7
AVG SQFT/RETAIL TENANT	2961	3
AVG SQFT/OFFICE WORKER	263	6
AVG % OFFICE OCCUPANCY	80.8	7
AVG % RETAIL OCCUPANCY	84.2	4
AVG $ RATE YR-END RENT	12.89	6
RENTABLE/GROSS SQFT	.90	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.68	6
PAYROLL	.05	5
CONTRACT	.57	6
SUP/MAT/MISC	.04	5
TRASH REMOVAL	.03	6
REPR/MAINT TOTAL	.96	6
PAYROLL	.30	5
ELEVATOR	.25	6
HVAC	.13	6
ELECTRICAL	.05	6
STRUCT/ROOF	.21	2
PLUMBING	.02	6
FIRE/LIFE SFTY	.04	5
OTHER MAINT/SUP	.16	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.26	6
ELECTRICAL	1.17	6
GAS		
FUEL OIL	.00	2
PURCH STEAM	.12	3
PURCH CH WTR		
COAL		
WATER/SEWER	.03	6
RDS/GNDS/SEC TOTAL	.30	5
RDS/GNDS TOTAL	.07	5
RDS/GNDS PAYRL	.04	3
RDS/GNDS CONTR	.02	4
RDS/GNDS OTHER	.03	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.24	5
SEC PAYROLL	.14	5
SEC CONTRACTS	.08	4
SEC OTHER	.04	4
ADMIN TOTAL	.78	6
PAYROLL	.15	5
MGMT FEES	.41	5
PROF FEES	.16	4
GEN OFC EXP	.16	5
OTHER ADM EXP	.04	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.37	6
REAL ESTATE TAX	1.14	6
BUILDING INS	.17	6
PERS PROP TAX	.01	5
OTHER TAX	.07	5
LEASING EXPENSES	.94	5
ADV/PROMOTION	.18	4
COMMISSIONS	.26	4
PROF FEES		
TENANT ALTS	.19	3
BUY-OUTS	1.12	2
OTHER LEASING	.33	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.53	6
CLEANING	.05	5
REPAIR/MAINT	.30	5
RDS/GROUNDS	.04	3
SECURITY	.14	5
ADMINISTRATIVE	.15	5
TOTAL CONTRACTS	1.65	6
CLEANING	.57	6
REPAIR/MAINT	.56	6
RDS/GROUNDS	.02	4
SECURITY	.08	4
ADMINISTRATIVE	.54	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	40 BLDS	3,846,432 SQ. FT.				3,771,720 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	38					13.13	11.09	7.84	13.43
RETAIL AREA	2	19.21	19.29						
OTHER AREA									
TOTAL RENT	38	13.31	10.98	7.84	13.43				
MISCELLANEOUS	16	1.19	.08	.00	.30				
TOTAL INCOME	38	14.08	11.42	7.84	13.46				
EXPENSE									
CLEANING	37	.64	.65	.56	.76	.65	.65	.56	.76
REPAIR-MAINT	40	.78	.74	.53	.90	.79	.74	.53	.92
UTILITIES	36	1.30	1.29	1.12	1.63	1.30	1.29	1.12	1.63
RDS/GRNDS/SEC	40	.32	.29	.20	.37	.33	.29	.20	.38
ADMINISTRATIVE	40	.71	.64	.49	.83	.72	.64	.51	.83
TOTAL OPER EXP	36	3.74	3.62	3.22	4.08	3.82	3.62	3.23	4.16
FIXED EXPENSES	40	1.75	1.77	1.33	2.29	1.78	1.80	1.33	2.36
TOTAL OPER+FIX	36	5.52	5.49	4.95	5.97	5.64	5.59	4.95	5.97
LEASING EXP	31	1.66	.43	.18	1.14				
TOTAL PAYROLL	29	.49	.45	.31	.55				
TOTAL CONTRACT	38	1.58	1.68	1.20	1.99				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6004	38
AVG SQFT/RETAIL TENANT	1069	2
AVG SQFT/OFFICE WORKER	260	21
AVG % OFFICE OCCUPANCY	86.6	38
AVG % RETAIL OCCUPANCY	11.8	2
AVG $ RATE YR-END RENT	11.12	28
RENTABLE/GROSS SQFT	.95	24

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.64	32
PAYROLL	.16	3
CONTRACT	.51	32
SUP/MAT/MISC	.05	27
TRASH REMOVAL	.04	29
REPR/MAINT TOTAL	.78	38
PAYROLL	.33	28
ELEVATOR	.09	29
HVAC	.16	27
ELECTRICAL	.06	25
STRUCT/ROOF	.04	16
PLUMBING	.01	21
FIRE/LIFE SFTY	.05	15
OTHER MAINT/SUP	.20	23

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.31	33
ELECTRICAL	1.13	32
GAS	.18	20
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	32
RDS/GNDS/SEC TOTAL	.33	37
RDS/GNDS TOTAL	.20	34
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.15	34
RDS/GNDS OTHER	.06	26

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.17	16
SEC PAYROLL	.06	2
SEC CONTRACTS	.16	16
SEC OTHER	.03	3
ADMIN TOTAL	.72	37
PAYROLL	.26	11
MGMT FEES	.48	37
PROF FEES	.07	20
GEN OFC EXP	.07	15
OTHER ADM EXP	.09	15

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.73	37
REAL ESTATE TAX	1.56	37
BUILDING INS	.14	37
PERS PROP TAX	.02	13
OTHER TAX	.01	5
LEASING EXPENSES	1.69	30
ADV/PROMOTION	.04	26
COMMISSIONS	.61	27
PROF FEES	.07	11
TENANT ALTS	1.42	20
BUY-OUTS		
OTHER LEASING	.06	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.49	29
CLEANING	.16	3
REPAIR/MAINT	.33	28
RDS/GROUNDS		
SECURITY	.06	2
ADMINISTRATIVE	.26	11
TOTAL CONTRACTS	1.58	38
CLEANING	.51	32
REPAIR/MAINT	.35	33
RDS/GROUNDS	.15	34
SECURITY	.16	18
ADMINISTRATIVE	.52	37

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Denver, CO

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	333,899 SQ. FT.				332,551 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					9.61	9.79	6.77	12.07
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11	9.56	9.79	6.77	12.07				
MISCELLANEOUS	2	.14	.13						
TOTAL INCOME	11	9.60	9.79	6.77	12.07				
EXPENSE									
CLEANING	12	.64	.70	.58	.81	.64	.70	.58	.81
REPAIR-MAINT	12	.59	.57	.40	.73	.59	.57	.40	.73
UTILITIES	12	1.21	1.24	1.09	1.39	1.21	1.24	1.09	1.39
RDS/GRNDS/SEC	12	.32	.30	.26	.35	.33	.30	.26	.35
ADMINISTRATIVE	12	.65	.66	.46	.86	.66	.66	.48	.86
TOTAL OPER EXP	12	3.38	3.55	3.06	3.87	3.40	3.55	3.16	3.87
FIXED EXPENSES	12	2.01	1.83	1.60	2.22	2.02	1.87	1.80	2.22
TOTAL OPER+FIX	12	5.39	5.53	4.87	6.40	5.41	5.53	5.04	6.40
LEASING EXP	11	1.07	.52	.18	1.02				
TOTAL PAYROLL	10	.45	.47	.32	.56				
TOTAL CONTRACT	11	1.55	1.65	1.21	1.97				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1740	10
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	238	3
AVG % OFFICE OCCUPANCY	86.7	10
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.94	3
RENTABLE/GROSS SQFT	.94	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.65	11
PAYROLL		
CONTRACT	.56	11
SUP/MAT/MISC	.06	9
TRASH REMOVAL	.05	10
REPR/MAINT TOTAL	.56	11
PAYROLL	.43	10
ELEVATOR	.07	5
HVAC	.10	3
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.12	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.21	10
ELECTRICAL	.95	9
GAS	.30	8
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	10
RDS/GNDS/SEC TOTAL	.32	10
RDS/GNDS TOTAL	.27	10
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.26	10
RDS/GNDS OTHER	.03	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.06	4
SEC PAYROLL		
SEC CONTRACTS	.06	4
SEC OTHER		
ADMIN TOTAL	.67	10
PAYROLL		
MGMT FEES	.47	10
PROF FEES	.19	8
GEN OFC EXP	.05	2
OTHER ADM EXP	.03	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.94	10
REAL ESTATE TAX	1.84	10
BUILDING INS	.09	10
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.07	10
ADV/PROMOTION	.08	9
COMMISSIONS	.78	7
PROF FEES		
TENANT ALTS	.53	7
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.46	10
CLEANING		
REPAIR/MAINT	.43	10
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.55	11
CLEANING	.56	11
REPAIR/MAINT	.13	6
RDS/GROUNDS	.26	10
SECURITY	.06	4
ADMINISTRATIVE	.63	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	454,106 SQ. FT.				454,106 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					8.71	8.45	6.90	10.56
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	8.71	8.45	6.90	10.56				
MISCELLANEOUS	4	.19	.06	.01	.42				
TOTAL INCOME	5	8.86	8.60	6.91	10.90				
EXPENSE									
CLEANING	6	.58	.62	.54	.70	.58	.62	.54	.70
REPAIR-MAINT	6	.80	.77	.55	1.11	.80	.77	.55	1.11
UTILITIES	6	1.32	1.32	1.17	1.63	1.32	1.32	1.17	1.63
RDS/GRNDS/SEC	6	.22	.20	.15	.31	.22	.20	.15	.31
ADMINISTRATIVE	6	.60	.63	.42	.70	.60	.63	.42	.70
TOTAL OPER EXP	6	3.54	3.55	3.23	3.75	3.54	3.55	3.23	3.75
FIXED EXPENSES	6	1.33	1.18	.97	2.14	1.33	1.18	.97	2.14
TOTAL OPER+FIX	6	4.86	5.00	4.29	5.19	4.86	5.00	4.29	5.19
LEASING EXP	5	.30	.20	.18	.38				
TOTAL PAYROLL	3	.34	.32						
TOTAL CONTRACT	5	1.62	1.70	1.35	1.86				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2878	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	151	3
AVG % OFFICE OCCUPANCY	79.2	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.23	6
RENTABLE/GROSS SQFT	.99	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.58	6
PAYROLL		
CONTRACT	.54	5
SUP/MAT/MISC	.03	3
TRASH REMOVAL	.04	4
REPR/MAINT TOTAL	.81	6
PAYROLL	.29	3
ELEVATOR	.07	5
HVAC	.26	6
ELECTRICAL	.06	5
STRUCT/ROOF	.01	2
PLUMBING	.01	5
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.21	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.41	5
ELECTRICAL	1.16	5
GAS	.29	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	5
RDS/GNDS/SEC TOTAL	.24	6
RDS/GNDS TOTAL	.22	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.14	5
RDS/GNDS OTHER	.08	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.05	2
SEC PAYROLL		
SEC CONTRACTS	.05	2
SEC OTHER		
ADMIN TOTAL	.65	6
PAYROLL	.08	2
MGMT FEES	.40	6
PROF FEES	.02	3
GEN OFC EXP	.01	2
OTHER ADM EXP	.12	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.15	6
REAL ESTATE TAX	1.03	5
BUILDING INS	.11	6
PERS PROP TAX	.00	3
OTHER TAX		
LEASING EXPENSES	.30	6
ADV/PROMOTION	.09	5
COMMISSIONS	.18	5
PROF FEES	.20	2
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.34	3
CLEANING		
REPAIR/MAINT	.29	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.06	2
TOTAL CONTRACTS	1.62	6
CLEANING	.54	5
REPAIR/MAINT	.40	5
RDS/GROUNDS	.14	5
SECURITY	.05	2
ADMINISTRATIVE	.61	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Denver, CO

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	1,790,796 SQ. FT.				1,771,493 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					14.24	13.02	11.12	15.89
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11	14.38	13.02	11.07	16.37				
MISCELLANEOUS	7	2.17	.00	.00	.29				
TOTAL INCOME	11	15.78	13.27	11.14	18.20				
EXPENSE									
CLEANING	11	.63	.62	.53	.72	.63	.62	.53	.72
REPAIR-MAINT	11	.80	.82	.70	.91	.80	.82	.70	.91
UTILITIES	11	1.26	1.26	1.09	1.54	1.26	1.26	1.09	1.54
RDS/GRNDS/SEC	11	.37	.37	.20	.49	.38	.37	.20	.49
ADMINISTRATIVE	11	.76	.62	.56	.79	.77	.62	.56	.83
TOTAL OPER EXP	11	3.86	3.77	3.31	4.27	3.90	3.77	3.32	4.27
FIXED EXPENSES	11	1.87	1.81	1.46	2.21	1.89	1.82	1.46	2.21
TOTAL OPER+FIX	11	5.73	5.59	4.99	5.96	5.79	5.59	5.02	5.96
LEASING EXP	6	1.06	.95	.07	1.75				
TOTAL PAYROLL	10	.43	.39	.21	.64				
TOTAL CONTRACT	11	1.75	1.84	1.35	2.00				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11273	11
AVG SQFT/RETAIL TENANT	1069	2
AVG SQFT/OFFICE WORKER	264	8
AVG % OFFICE OCCUPANCY	89.1	11
AVG % RETAIL OCCUPANCY	11.8	2
AVG $ RATE YR-END RENT	10.79	9
RENTABLE/GROSS SQFT	.93	10

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.63	11
PAYROLL		
CONTRACT	.54	11
SUP/MAT/MISC	.04	10
TRASH REMOVAL	.04	11
REPR/MAINT TOTAL	.80	11
PAYROLL	.30	9
ELEVATOR	.06	11
HVAC	.16	11
ELECTRICAL	.04	11
STRUCT/ROOF	.06	7
PLUMBING	.01	10
FIRE/LIFE SFTY	.03	9
OTHER MAINT/SUP	.23	10

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.26	11
ELECTRICAL	1.10	11
GAS	.13	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	11
RDS/GNDS/SEC TOTAL	.37	11
RDS/GNDS TOTAL	.22	11
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.16	11
RDS/GNDS OTHER	.07	9

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.19	9
SEC PAYROLL	.08	2
SEC CONTRACTS	.16	9
SEC OTHER	.03	2
ADMIN TOTAL	.76	11
PAYROLL	.50	3
MGMT FEES	.50	11
PROF FEES	.08	7
GEN OFC EXP	.07	7
OTHER ADM EXP	.05	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.87	11
REAL ESTATE TAX	1.70	11
BUILDING INS	.15	11
PERS PROP TAX	.03	7
OTHER TAX	.01	3
LEASING EXPENSES	1.06	6
ADV/PROMOTION	.06	5
COMMISSIONS	.36	6
PROF FEES	.04	2
TENANT ALTS	.86	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.43	10
CLEANING	-	
REPAIR/MAINT	.30	9
RDS/GROUNDS		
SECURITY	.08	2
ADMINISTRATIVE	.50	3
TOTAL CONTRACTS	1.75	11
CLEANING	.54	11
REPAIR/MAINT	.35	11
RDS/GROUNDS	.16	11
SECURITY	.16	9
ADMINISTRATIVE	.56	11

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Des Moines, IA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	2,027,835 SQ. FT.				1,782,437 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					12.81	12.51	8.92	14.52
RETAIL AREA	3	12.12	11.68						
OTHER AREA	2	5.95	5.49						
TOTAL RENT	5	12.71	12.51	9.31	13.95				
MISCELLANEOUS	4	.41	.24	.04	.93				
TOTAL INCOME	5	13.10	12.51	10.04	14.19				
EXPENSE									
CLEANING	10	1.01	.94	.82	1.15	1.08	1.00	.87	1.19
REPAIR-MAINT	10	1.38	1.30	.83	1.72	1.44	1.30	.90	1.73
UTILITIES	10	1.56	1.79	1.23	1.86	1.62	1.79	1.23	1.86
RDS/GRNDS/SEC	10	.40	.40	.21	.54	.46	.52	.25	.59
ADMINISTRATIVE	10	.45	.38	.26	.57	.51	.42	.30	.57
TOTAL OPER EXP	10	4.80	4.69	3.58	5.80	5.46	5.07	4.28	6.46
FIXED EXPENSES	10	1.86	1.95	1.13	2.20	2.12	2.05	1.20	2.86
TOTAL OPER+FIX	10	6.66	5.90	5.33	8.00	7.58	7.22	5.46	9.14
LEASING EXP	6	1.34	1.94	.24	3.08				
TOTAL PAYROLL	8	.93	1.02	.45	1.81				
TOTAL CONTRACT	10	1.88	1.71	1.40	2.48				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17387	10
AVG SQFT/RETAIL TENANT	2363	2
AVG SQFT/OFFICE WORKER	196	8
AVG % OFFICE OCCUPANCY	96.6	10
AVG % RETAIL OCCUPANCY	91.1	2
AVG $ RATE YR-END RENT	16.25	7
RENTABLE/GROSS SQFT	.84	10

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.01	10
PAYROLL	.37	5
CONTRACT	.78	10
SUP/MAT/MISC	.04	10
TRASH REMOVAL	.04	9
REPR/MAINT TOTAL	1.38	10
PAYROLL	.50	8
ELEVATOR	.20	10
HVAC	.19	10
ELECTRICAL	.07	10
STRUCT/ROOF	.26	7
PLUMBING	.02	9
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.31	10

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.56	10
ELECTRICAL	1.31	10
GAS	.26	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	10
RDS/GNDS/SEC TOTAL	.40	10
RDS/GNDS TOTAL	.12	5
RDS/GNDS PAYRL	.04	3
RDS/GNDS CONTR	.22	3
RDS/GNDS OTHER	.02	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.36	10
SEC PAYROLL	.16	4
SEC CONTRACTS	.30	10
SEC OTHER		
ADMIN TOTAL	.45	10
PAYROLL	.20	8
MGMT FEES	.45	4
PROF FEES	.06	2
GEN OFC EXP	.13	3
OTHER ADM EXP	.05	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.86	10
REAL ESTATE TAX	1.67	10
BUILDING INS	.12	10
PERS PROP TAX		
OTHER TAX	.72	2
LEASING EXPENSES	1.34	6
ADV/PROMOTION	.00	3
COMMISSIONS	.47	3
PROF FEES		
TENANT ALTS	1.06	6
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.93	8
CLEANING	.37	5
REPAIR/MAINT	.50	8
RDS/GROUNDS	.04	3
SECURITY	.16	4
ADMINISTRATIVE	.20	8
TOTAL CONTRACTS	1.88	10
CLEANING	.78	10
REPAIR/MAINT	.60	10
RDS/GROUNDS	.22	3
SECURITY	.30	10
ADMINISTRATIVE	.32	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Des Moines, IA

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	499,157 SQ. FT.				437,884 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					9.07	8.92		
RETAIL AREA	2	14.44	11.15						
OTHER AREA									
TOTAL RENT	2	9.48	9.31						
MISCELLANEOUS	2	.86	.73						
TOTAL INCOME	2	10.34	10.04						
EXPENSE									
CLEANING	3	.96	.90			.99	.92		
REPAIR-MAINT	3	1.52	1.62			1.53	1.65		
UTILITIES	3	1.46	1.26			1.47	1.26		
RDS/GRNDS/SEC	3	.27	.23			.30	.26		
ADMINISTRATIVE	3	.38	.38			.43	.42		
TOTAL OPER EXP	3	4.58	4.36			5.22	5.07		
FIXED EXPENSES	3	1.45	1.18			1.65	1.31		
TOTAL OPER+FIX	3	6.02	5.90			6.87	7.22		
LEASING EXP	2	1.43	1.28						
TOTAL PAYROLL	3	.95	.97						
TOTAL CONTRACT	3	1.76	1.78						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7102	3
AVG SQFT/RETAIL TENANT	2363	2
AVG SQFT/OFFICE WORKER	212	3
AVG % OFFICE OCCUPANCY	92.5	3
AVG % RETAIL OCCUPANCY	91.1	2
AVG $ RATE YR-END RENT	13.28	2
RENTABLE/GROSS SQFT	.89	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.96	3
PAYROLL	.08	2
CONTRACT	.84	3
SUP/MAT/MISC	.02	3
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	1.52	3
PAYROLL	.57	3
ELEVATOR	.20	3
HVAC	.09	3
ELECTRICAL	.06	3
STRUCT/ROOF	.45	2
PLUMBING	.04	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.28	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.46	3
ELECTRICAL	1.06	3
GAS	.26	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.14	3
RDS/GNDS/SEC TOTAL	.27	3
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.26	3
SEC PAYROLL		
SEC CONTRACTS	.21	3
SEC OTHER		
ADMIN TOTAL	.38	3
PAYROLL	.27	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.10	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.45	3
REAL ESTATE TAX	1.32	3
BUILDING INS	.11	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.43	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	1.43	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.95	3
CLEANING	.08	2
REPAIR/MAINT	.57	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.27	3
TOTAL CONTRACTS	1.76	3
CLEANING	.84	3
REPAIR/MAINT	.66	3
RDS/GROUNDS		
SECURITY	.21	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,286,273 SQ. FT.				1,082,348 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					14.33	14.52		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	13.95	13.95						
MISCELLANEOUS	2	.24	.24						
TOTAL INCOME	2	14.18	14.19						
EXPENSE									
CLEANING	3	1.04	1.13			1.11	1.13		
REPAIR-MAINT	3	1.42	1.64			1.52	1.64		
UTILITIES	3	1.57	1.91			1.68	1.91		
RDS/GRNDS/SEC	3	.41	.49			.48	.55		
ADMINISTRATIVE	3	.48	.26			.56	.34		
TOTAL OPER EXP	3	4.91	5.43			5.74	6.17		
FIXED EXPENSES	3	1.98	2.09			2.32	2.09		
TOTAL OPER+FIX	3	6.89	7.73			8.06	8.26		
LEASING EXP	2	1.00	1.01						
TOTAL PAYROLL	3	.87	.38						
TOTAL CONTRACT	3	1.94	1.71						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	39193	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	177	3
AVG % OFFICE OCCUPANCY	97.8	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.02	2
RENTABLE/GROSS SQFT	.82	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.04	3
PAYROLL		
CONTRACT	.77	3
SUP/MAT/MISC	.04	3
TRASH REMOVAL	.02	2
REPR/MAINT TOTAL	1.42	3
PAYROLL	.46	3
ELEVATOR	.21	3
HVAC	.24	3
ELECTRICAL	.06	3
STRUCT/ROOF		
PLUMBING	.01	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.36	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.57	3
ELECTRICAL	1.40	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	3
RDS/GNDS/SEC TOTAL	.41	3
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.02	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.38	3
SEC PAYROLL		
SEC CONTRACTS	.33	3
SEC OTHER		
ADMIN TOTAL	.48	3
PAYROLL	.15	3
MGMT FEES		
PROF FEES	.06	2
GEN OFC EXP		
OTHER ADM EXP	.06	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.98	3
REAL ESTATE TAX	1.84	3
BUILDING INS	.14	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.00	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.02	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.87	3
CLEANING		
REPAIR/MAINT	.46	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.15	3
TOTAL CONTRACTS	1.94	3
CLEANING	.77	3
REPAIR/MAINT	.60	3
RDS/GROUNDS		
SECURITY	.33	3
ADMINISTRATIVE	.33	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Des Moines, IA

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	124,143 SQ. FT.				118,256 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	2	.78	.74			.78	.74		
REPAIR-MAINT	3	.68	.45			.68	.45		
UTILITIES	2	1.80	1.81			1.80	1.81		
RDS/GRNDS/SEC	3	.23	.19			.25	.19		
ADMINISTRATIVE	2	.92	.70			.98	.74		
TOTAL OPER EXP	2	4.53	4.22			4.80	4.80		
FIXED EXPENSES	3	1.73	1.36			1.81	1.55		
TOTAL OPER+FIX	2	6.33	5.81			6.70	6.56		
LEASING EXP	2	4.31	3.04						
TOTAL PAYROLL	2	.70	.56						
TOTAL CONTRACT	3	1.48	1.44						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4474	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	179	2
AVG % OFFICE OCCUPANCY	94.6	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.89	2
RENTABLE/GROSS SQFT	.85	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.78	2
PAYROLL		
CONTRACT	.67	2
SUP/MAT/MISC		
TRASH REMOVAL	.04	2
REPR/MAINT TOTAL	.68	3
PAYROLL	.25	2
ELEVATOR		
HVAC	.25	3
ELECTRICAL	.05	3
STRUCT/ROOF		
PLUMBING	.01	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.08	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.80	2
ELECTRICAL	1.49	2
GAS	.21	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	2
RDS/GNDS/SEC TOTAL	.23	3
RDS/GNDS TOTAL	.22	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.16	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.92	2
PAYROLL	.45	2
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.73	3
REAL ESTATE TAX	1.63	3
BUILDING INS	.10	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	4.31	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	3.97	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.70	2
CLEANING		
REPAIR/MAINT	.25	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.45	2
TOTAL CONTRACTS	1.48	3
CLEANING	.67	2
REPAIR/MAINT	.30	3
RDS/GROUNDS	.16	3
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Detroit, MI

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	2,045,380 SQ. FT.				1,770,818 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					12.78	12.76	9.97	16.61
RETAIL AREA	3	6.22	6.35						
OTHER AREA									
TOTAL RENT	6	11.89	12.76	9.91	14.84				
MISCELLANEOUS	5	1.00	.00						
TOTAL INCOME	6	12.65	12.76	10.79	14.84				
EXPENSE									
CLEANING	6	1.92	2.09	1.26	2.99	1.92	2.09	1.26	2.99
REPAIR-MAINT	6	1.81	1.94	1.21	2.70	1.36	1.62	.86	2.70
UTILITIES	5	2.07	2.20			2.07	2.20		
RDS/GRNDS/SEC	6	.87	.90	.80	1.01	1.01	1.00	.99	1.08
ADMINISTRATIVE	6	.51	.53	.27	1.14	.59	.67	.30	1.24
TOTAL OPER EXP	5	6.42	6.38			7.78	7.82		
FIXED EXPENSES	6	1.20	1.03	.84	1.59	1.38	1.30	.93	1.76
TOTAL OPER+FIX	5	7.38	7.23			8.95	8.67		
LEASING EXP	6	1.12	.40	.28	1.33				
TOTAL PAYROLL	6	2.01	1.67	1.34	3.81				
TOTAL CONTRACT	6	2.63	1.86	1.28	3.71				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11513	6
AVG SQFT/RETAIL TENANT	4179	3
AVG SQFT/OFFICE WORKER	187	6
AVG % OFFICE OCCUPANCY	96.2	6
AVG % RETAIL OCCUPANCY	91.1	3
AVG $ RATE YR-END RENT	14.80	6
RENTABLE/GROSS SQFT	.93	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.92	6
PAYROLL	.44	4
CONTRACT	1.49	6
SUP/MAT/MISC	.07	6
TRASH REMOVAL	.13	6
REPR/MAINT TOTAL	1.81	6
PAYROLL	.73	6
ELEVATOR	.20	6
HVAC	.43	6
ELECTRICAL	.17	6
STRUCT/ROOF	.07	4
PLUMBING	.05	6
FIRE/LIFE SFTY	.03	6
OTHER MAINT/SUP	.14	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.07	5
ELECTRICAL	1.60	5
GAS		
FUEL OIL		
PURCH STEAM	.53	4
PURCH CH WTR		
COAL		
WATER/SEWER	.11	5
RDS/GNDS/SEC TOTAL	.87	6
RDS/GNDS TOTAL	.03	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.85	6
SEC PAYROLL	.82	6
SEC CONTRACTS	.01	5
SEC OTHER	.03	5
ADMIN TOTAL	.51	6
PAYROLL	.22	6
MGMT FEES		
PROF FEES	.07	3
GEN OFC EXP	.07	6
OTHER ADM EXP	.04	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.20	6
REAL ESTATE TAX	.91	6
BUILDING INS	.21	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.12	6
ADV/PROMOTION	.08	5
COMMISSIONS		
PROF FEES		
TENANT ALTS	1.33	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.01	6
CLEANING	.44	4
REPAIR/MAINT	.73	6
RDS/GROUNDS		
SECURITY	.82	6
ADMINISTRATIVE	.22	6
TOTAL CONTRACTS	2.63	6
CLEANING	1.49	6
REPAIR/MAINT	.94	6
RDS/GROUNDS	.03	4
SECURITY	.01	5
ADMINISTRATIVE	.25	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Detroit, MI

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	23 BLDS	2,992,882 SQ. FT.				2,896,472 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	23					16.00	17.60	12.77	19.44
RETAIL AREA	4	12.73	8.84	6.81	22.77				
OTHER AREA									
TOTAL RENT	23	15.99	18.07	15.05	19.34				
MISCELLANEOUS	16	.93	.29	.11	.58				
TOTAL INCOME	23	16.68	18.35	15.05	19.44				
EXPENSE									
CLEANING	23	.94	.86	.76	1.03	.96	.86	.76	1.03
REPAIR-MAINT	23	.95	.85	.64	1.06	.97	.92	.64	1.06
UTILITIES	23	2.04	1.97	1.39	2.24	2.04	1.97	1.39	2.24
RDS/GRNDS/SEC	23	.53	.39	.29	.59	.54	.42	.29	.59
ADMINISTRATIVE	23	1.16	.90	.70	1.12	1.20	.90	.70	1.12
TOTAL OPER EXP	23	5.62	5.46	4.26	6.33	5.80	5.47	4.33	6.41
FIXED EXPENSES	23	2.26	2.37	1.87	2.61	2.34	2.46	1.91	2.62
TOTAL OPER+FIX	23	7.88	7.37	6.75	8.19	8.14	7.38	6.75	8.49
LEASING EXP	20	.75	.56	.05	1.11				
TOTAL PAYROLL	12	.76	.38	.26	1.15				
TOTAL CONTRACT	14	2.13	2.09	1.94	2.42				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4700	23
AVG SQFT/RETAIL TENANT	2040	5
AVG SQFT/OFFICE WORKER	198	16
AVG % OFFICE OCCUPANCY	92.6	23
AVG % RETAIL OCCUPANCY	85.2	5
AVG $ RATE YR-END RENT	15.56	22
RENTABLE/GROSS SQFT	.83	19

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.96	14
PAYROLL		
CONTRACT	.82	14
SUP/MAT/MISC	.07	10
TRASH REMOVAL	.06	14
REPR/MAINT TOTAL	.92	14
PAYROLL	.37	11
ELEVATOR	.13	12
HVAC	.19	14
ELECTRICAL	.07	11
STRUCT/ROOF	.07	4
PLUMBING	.02	11
FIRE/LIFE SFTY	.01	6
OTHER MAINT/SUP	.20	14

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.88	14
ELECTRICAL	1.62	14
GAS	.15	14
FUEL OIL	.00	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	14
RDS/GNDS/SEC TOTAL	.86	14
RDS/GNDS TOTAL	.19	13
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.15	12
RDS/GNDS OTHER	.05	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.39	10
SEC PAYROLL	.70	5
SEC CONTRACTS	.23	7
SEC OTHER	.01	2
ADMIN TOTAL	1.26	14
PAYROLL	.31	6
MGMT FEES	.57	12
PROF FEES	.09	8
GEN OFC EXP	.58	9
OTHER ADM EXP	.11	9

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.48	14
REAL ESTATE TAX	2.30	14
BUILDING INS	.18	14
PERS PROP TAX	.00	3
OTHER TAX	.02	4
LEASING EXPENSES	.79	12
ADV/PROMOTION	.04	8
COMMISSIONS	.19	5
PROF FEES	.00	4
TENANT ALTS	.75	9
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.76	12
CLEANING		
REPAIR/MAINT	.37	11
RDS/GROUNDS		
SECURITY	.70	5
ADMINISTRATIVE	.31	6
TOTAL CONTRACTS	2.13	14
CLEANING	.82	14
REPAIR/MAINT	.40	14
RDS/GROUNDS	.15	12
SECURITY	.23	7
ADMINISTRATIVE	.66	12

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	518,022 SQ. FT.				503,822 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					16.19	15.93	13.02	19.58
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	17.32	18.49	16.45	19.56				
MISCELLANEOUS	4	.21	.11	.03	.39				
TOTAL INCOME	7	17.43	18.49	16.54	19.60				
EXPENSE									
CLEANING	7	.91	.81	.74	1.06	.91	.81	.74	1.06
REPAIR-MAINT	7	.82	.85	.75	.96	.85	.92	.80	1.00
UTILITIES	7	2.30	1.97	1.76	3.05	2.30	1.97	1.76	3.05
RDS/GRNDS/SEC	7	.35	.38	.15	.54	.36	.38	.15	.54
ADMINISTRATIVE	7	.91	.99	.74	1.16	.93	.99	.74	1.16
TOTAL OPER EXP	7	5.29	5.47	4.39	6.01	5.44	5.47	4.39	6.01
FIXED EXPENSES	7	2.38	2.46	2.41	2.53	2.45	2.46	2.41	2.53
TOTAL OPER+FIX	7	7.67	7.98	6.85	8.46	7.89	7.98	6.85	8.46
LEASING EXP	6	.70	.54	.14	1.12				
TOTAL PAYROLL	2	.98	1.01						
TOTAL CONTRACT	2	1.97	1.97						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3346	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	204	6
AVG % OFFICE OCCUPANCY	95.6	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	20.17	7
RENTABLE/GROSS SQFT	.91	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.06	2
PAYROLL		
CONTRACT	.97	2
SUP/MAT/MISC		
TRASH REMOVAL	.06	2
REPR/MAINT TOTAL	.88	2
PAYROLL		
ELEVATOR	.06	2
HVAC	.28	2
ELECTRICAL	.06	2
STRUCT/ROOF		
PLUMBING	.02	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.33	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.19	2
ELECTRICAL	1.92	2
GAS	.18	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	2
RDS/GNDS/SEC TOTAL	.40	2
RDS/GNDS TOTAL	.25	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.14	2
RDS/GNDS OTHER	.11	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	1.24	2
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.11	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.58	2
REAL ESTATE TAX	2.27	2
BUILDING INS	.31	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.16	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES	.01	2
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.98	2
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.97	2
CLEANING	.97	2
REPAIR/MAINT	.42	2
RDS/GROUNDS	.14	2
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Detroit, MI

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	936,307 SQ. FT.				928,866 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					16.31	16.14	14.18	19.27
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	16.20	16.11	14.18	18.66				
MISCELLANEOUS	3	.43	.56						
TOTAL INCOME	6	16.40	16.48	14.18	19.27				
EXPENSE									
CLEANING	6	.92	.89	.78	1.05	.93	.90	.78	1.05
REPAIR-MAINT	6	1.14	.78	.55	1.93	1.14	.78	.55	1.98
UTILITIES	6	1.58	1.55	1.16	2.06	1.58	1.55	1.16	2.06
RDS/GRNDS/SEC	6	.75	.51	.38	1.18	.76	.51	.39	1.21
ADMINISTRATIVE	6	.79	.90	.54	1.05	.80	.90	.54	1.09
TOTAL OPER EXP	6	5.18	4.67	4.24	6.26	5.22	4.72	4.29	6.42
FIXED EXPENSES	6	2.35	2.14	1.77	2.62	2.37	2.16	1.77	2.62
TOTAL OPER+FIX	6	7.54	7.06	6.21	7.37	7.60	7.14	6.43	7.38
LEASING EXP	5	.89	.04	.02	1.92				
TOTAL PAYROLL	4	1.31	1.13	.35	1.97				
TOTAL CONTRACT	6	2.09	2.18	1.65	2.56				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7549	6
AVG SQFT/RETAIL TENANT	1486	2
AVG SQFT/OFFICE WORKER	172	4
AVG % OFFICE OCCUPANCY	94.3	6
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	17.14	5
RENTABLE/GROSS SQFT	.91	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.92	6
PAYROLL		
CONTRACT	.72	6
SUP/MAT/MISC	.10	6
TRASH REMOVAL	.10	6
REPR/MAINT TOTAL	1.14	6
PAYROLL	.48	4
ELEVATOR	.11	4
HVAC	.29	6
ELECTRICAL	.10	4
STRUCT/ROOF	.05	2
PLUMBING	.02	4
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.30	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.58	6
ELECTRICAL	1.25	6
GAS	.23	6
FUEL OIL	.00	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	6
RDS/GNDS/SEC TOTAL	.75	6
RDS/GNDS TOTAL	.18	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.13	5
RDS/GNDS OTHER	.05	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.57	6
SEC PAYROLL	.80	3
SEC CONTRACTS	.21	4
SEC OTHER		
ADMIN TOTAL	.79	6
PAYROLL	.24	2
MGMT FEES	.65	5
PROF FEES	.06	4
GEN OFC EXP	.07	4
OTHER ADM EXP	.04	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.35	6
REAL ESTATE TAX	2.22	6
BUILDING INS	.13	6
PERS PROP TAX		
OTHER TAX	.01	2
LEASING EXPENSES	.89	5
ADV/PROMOTION	.01	2
COMMISSIONS		
PROF FEES		
TENANT ALTS	.85	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.31	4
CLEANING		
REPAIR/MAINT	.48	4
RDS/GROUNDS		
SECURITY	.80	3
ADMINISTRATIVE	.24	2
TOTAL CONTRACTS	2.09	6
CLEANING	.72	6
REPAIR/MAINT	.50	6
RDS/GROUNDS	.13	5
SECURITY	.21	4
ADMINISTRATIVE	.70	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Duluth, MN

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	352,836 SQ. FT.				295,830 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					8.01	7.44		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	6.57	6.25						
MISCELLANEOUS									
TOTAL INCOME	3	6.57	6.25						
EXPENSE									
CLEANING	4	1.03	1.01	.84	1.14	1.18	1.17	.97	1.28
REPAIR-MAINT	4	1.53	1.15	.85	1.92	1.76	1.40	.89	2.17
UTILITIES	4	1.72	.99	.87	2.15	1.86	1.10	.80	2.40
RDS/GRNDS/SEC									
ADMINISTRATIVE	4	.46	.46	.41	.56	.57	.58	.49	.67
TOTAL OPER EXP	4	5.15	3.69	3.24	6.12	6.15	4.60	3.83	7.23
FIXED EXPENSES	4	2.88	1.12	1.01	3.88	3.44	1.34	1.18	4.51
TOTAL OPER+FIX	4	8.03	4.70	4.24	10.00	9.58	5.67	5.01	11.73
LEASING EXP	3	.96	.67						
TOTAL PAYROLL	4	1.02	1.21	.71	1.42				
TOTAL CONTRACT	4	2.06	1.06	.94	2.85				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2275	4
AVG SQFT/RETAIL TENANT	4491	4
AVG SQFT/OFFICE WORKER	251	3
AVG % OFFICE OCCUPANCY	93.9	4
AVG % RETAIL OCCUPANCY	66.7	4
AVG $ RATE YR-END RENT	12.00	3
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.03	4
PAYROLL	.61	4
CONTRACT		
SUP/MAT/MISC	.06	3
TRASH REMOVAL		
REPR/MAINT TOTAL	1.53	4
PAYROLL	.36	4
ELEVATOR	.30	4
HVAC	.14	4
ELECTRICAL	.18	4
STRUCT/ROOF		
PLUMBING	.06	4
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.28	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.72	4
ELECTRICAL	1.30	4
GAS		
FUEL OIL		
PURCH STEAM	.42	2
PURCH CH WTR		
COAL		
WATER/SEWER	.12	4
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.46	4
PAYROLL		
MGMT FEES	.46	4
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.88	4
REAL ESTATE TAX	1.42	4
BUILDING INS	1.46	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.96	3
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.96	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.02	4
CLEANING	.61	4
REPAIR/MAINT	.36	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	2.06	4
CLEANING		
REPAIR/MAINT	.96	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.46	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

El Paso, TX

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	864,135 SQ. FT.				864,135 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	.62	.63			.62	.63		
REPAIR-MAINT	3	.57	.31			.57	.31		
UTILITIES	3	1.60	1.60			1.60	1.60		
RDS/GRNDS/SEC	3	.23	.20			.23	.20		
ADMINISTRATIVE	3	.49	.15			.49	.15		
TOTAL OPER EXP	3	3.52	3.03			3.52	3.03		
FIXED EXPENSES	3	1.54	1.51			1.54	1.51		
TOTAL OPER+FIX	3	4.22	3.97			4.22	3.97		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	3	1.49	1.35						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	115442	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	93.5	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.91	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.62	3
PAYROLL		
CONTRACT	.54	3
SUP/MAT/MISC	.06	3
TRASH REMOVAL	.02	3
REPR/MAINT TOTAL	.57	3
PAYROLL		
ELEVATOR	.25	3
HVAC	.06	2
ELECTRICAL		
STRUCT/ROOF	.03	2
PLUMBING	.03	2
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.60	3
ELECTRICAL	1.51	3
GAS	.06	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	3
RDS/GNDS/SEC TOTAL	.23	3
RDS/GNDS TOTAL	.01	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	2
RDS/GNDS OTHER	.00	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.22	3
SEC PAYROLL		
SEC CONTRACTS	.22	3
SEC OTHER		
ADMIN TOTAL	.49	3
PAYROLL		
MGMT FEES		
PROF FEES	.13	2
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.54	3
REAL ESTATE TAX	.93	3
BUILDING INS		
PERS PROP TAX	.62	2
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.49	3
CLEANING	.54	3
REPAIR/MAINT	.36	3
RDS/GROUNDS	.01	2
SECURITY	.22	3
ADMINISTRATIVE	.37	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Fort Lauderdale, FL

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	419,265 SQ. FT.				419,265 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					15.36	12.56	11.43	17.31
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	15.37	12.56	11.43	17.31				
MISCELLANEOUS	5	.06	.07	.01	.14				
TOTAL INCOME	6	15.44	12.56	11.50	17.39				
EXPENSE									
CLEANING	6	.77	.73	.39	.87	.77	.73	.39	.87
REPAIR MAINT	6	.74	.75	.70	.78	.74	.75	.70	.78
UTILITIES	6	1.51	1.26	.57	1.85	1.51	1.26	.57	1.85
RDS/GRNDS/SEC	6	.78	.74	.37	.88	.78	.74	.37	.88
ADMINISTRATIVE	6	.96	.92	.48	1.28	.96	.92	.48	1.28
TOTAL OPER EXP	6	4.77	4.07	2.90	5.57	4.77	4.07	2.90	5.57
FIXED EXPENSES	6	2.62	2.01	1.35	3.11	2.62	2.01	1.35	3.11
TOTAL OPER+FIX	6	7.39	6.82	4.25	8.31	7.39	6.82	4.25	8.31
LEASING EXP	5	1.17	1.32	.80	2.48				
TOTAL PAYROLL	3	.50	.33						
TOTAL CONTRACT	3	2.25	2.09						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4068	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	304	2
AVG % OFFICE OCCUPANCY	83.4	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.71	6
RENTABLE/GROSS SQFT	.95	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.80	3
PAYROLL	.10	2
CONTRACT	.63	3
SUP/MAT/MISC	.06	3
TRASH REMOVAL	.09	2
REPR/MAINT TOTAL	.73	3
PAYROLL	.26	2
ELEVATOR	.07	3
HVAC	.13	3
ELECTRICAL	.03	3
STRUCT/ROOF	.06	2
PLUMBING	.02	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.16	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.44	4
ELECTRICAL	1.37	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	3
RDS/GNDS/SEC TOTAL	.78	4
RDS/GNDS TOT/L	.61	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.50	2
RDS/GNDS OTHER	.13	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.94	4
PAYROLL		
MGMT FEES	.56	3
PROF FEES	.09	3
GEN OFC EXP	.21	2
OTHER ADM EXP	.08	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.61	4
REAL ESTATE TAX	2.17	4
BUILDING INS	.26	4
PERS PROP TAX	.01	2
OTHER TAX	.76	2
LEASING EXPENSES	1.66	3
ADV/PROMOTION	.10	3
COMMISSIONS	.30	3
PROF FEES	.29	2
TENANT ALTS	1.17	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.50	3
CLEANING	.10	2
REPAIR/MAINT	.26	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	2.25	3
CLEANING	.63	3
REPAIR/MAINT	.32	3
RDS/GROUNDS	.50	2
SECURITY		
ADMINISTRATIVE	.64	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Fort Wayne, IN

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,228,634 SQ. FT.				1,228,634 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	5	.99	.80			.99	.80		
REPAIR-MAINT	5	1.24	1.46			1.24	1.46		
UTILITIES	5	2.27	2.07			2.27	2.07		
RDS/GRNDS/SEC	5	.17	.15			.17	.15		
ADMINISTRATIVE	5	.33	.42			.33	.42		
TOTAL OPER EXP	5	5.33	5.07			5.30	5.07		
FIXED EXPENSES	5	1.50	1.12			1.50	1.12		
TOTAL OPER+FIX	5	6.83	6.72			6.83	6.72		
LEASING EXP	2	.09	.40						
TOTAL PAYROLL	5	1.78	1.35						
TOTAL CONTRACT	5	.59	1.46						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14096	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	267	4
AVG % OFFICE OCCUPANCY	95.9	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.89	2
RENTABLE/GROSS SQFT	1.00	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.99	5
PAYROLL		
CONTRACT	.65	2
SUP/MAT/MISC	.11	5
TRASH REMOVAL	.04	5
REPR/MAINT TOTAL	1.24	5
PAYROLL	.73	5
ELEVATOR	.16	5
HVAC	.10	5
ELECTRICAL	.05	5
STRUCT/ROOF	.03	5
PLUMBING	.01	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.16	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.27	5
ELECTRICAL	2.07	5
GAS	.20	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	5
RDS/GNDS/SEC TOTAL	.17	5
RDS/GNDS TOTAL	.05	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	2
RDS/GNDS OTHER	.02	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.46	2
SEC PAYROLL		
SEC CONTRACTS	.10	2
SEC OTHER	.00	2
ADMIN TOTAL	.33	5
PAYROLL	.27	4
MGMT FEES	.13	2
PROF FEES	.02	2
GEN OFC EXP	.01	5
OTHER ADM EXP	.04	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.50	5
REAL ESTATE TAX	.84	5
BUILDING INS	.06	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.09	2
ADV/PROMOTION	.02	2
COMMISSIONS		
PROF FEES		
TENANT ALTS	.03	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.78	5
CLEANING		
REPAIR/MAINT	.73	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.27	4
TOTAL CONTRACTS	.59	5
CLEANING	.65	2
REPAIR/MAINT	.35	5
RDS/GROUNDS	.02	2
SECURITY	.10	2
ADMINISTRATIVE	.15	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	148,777 SQ. FT.				148,777 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	8					7.40	8.09	7.17	8.23
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	7.40	8.09	7.17	8.23				
MISCELLANEOUS	7	.05	.03	.01	.13				
TOTAL INCOME	8	7.45	8.22	7.18	8.24				
EXPENSE									
CLEANING	8	.57	.62	.54	.66	.57	.62	.54	.66
REPAIR-MAINT	8	.73	.71	.62	.79	.73	.71	.62	.79
UTILITIES	8	1.27	1.34	1.26	1.39	1.27	1.34	1.26	1.39
RDS/GRNDS/SEC	8	.32	.32	.27	.42	.32	.32	.27	.42
ADMINISTRATIVE	8	.34	.36	.31	.42	.34	.36	.31	.42
TOTAL OPER EXP	8	3.23	3.21	3.06	3.52	3.23	3.21	3.06	3.52
FIXED EXPENSES	8	.75	.72	.68	.98	.75	.72	.68	.98
TOTAL OPER+FIX	8	3.99	4.15	3.72	4.39	3.99	4.15	3.72	4.39
LEASING EXP	8	1.36	1.14	.74	1.37				
TOTAL PAYROLL	8	.16	.17	.12	.18				
TOTAL CONTRACT	8	1.39	1.56	1.34	1.62				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2497	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	88.9	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.26	8
RENTABLE/GROSS SQFT	1.00	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.57	8
PAYROLL		
CONTRACT	.49	8
SUP/MAT/MISC	.02	8
TRASH REMOVAL	.06	8
REPR/MAINT TOTAL	.73	8
PAYROLL	.16	8
ELEVATOR		
HVAC	.18	8
ELECTRICAL	.12	8
STRUCT/ROOF	.07	8
PLUMBING	.02	8
FIRE/LIFE SFTY	.00	7
OTHER MAINT/SUP	.18	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.27	8
ELECTRICAL	1.07	8
GAS	.16	8
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	8
RDS/GNDS/SEC TOTAL	.32	8
RDS/GNDS TOTAL	.28	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.14	8
RDS/GNDS OTHER	.14	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.05	8
SEC PAYROLL		
SEC CONTRACTS	.04	8
SEC OTHER	.01	8
ADMIN TOTAL	.34	8
PAYROLL		
MGMT FEES	.30	8
PROF FEES	.03	8
GEN OFC EXP	.01	8
OTHER ADM EXP	.00	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.75	8
REAL ESTATE TAX	.66	8
BUILDING INS	.10	8
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.36	8
ADV/PROMOTION	.01	8
COMMISSIONS	.35	8
PROF FEES		
TENANT ALTS	1.01	8
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.16	8
CLEANING		
REPAIR/MAINT	.16	8
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.39	8
CLEANING	.49	8
REPAIR/MAINT	.40	8
RDS/GROUNDS	.14	8
SECURITY	.04	8
ADMINISTRATIVE	.33	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Fort Wayne, IN

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	136,320 SQ. FT.				136,320 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					7.38	8.15	6.66	8.25
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	7.38	8.15	6.66	8.25				
MISCELLANEOUS	5	.05	.05	.01	.13				
TOTAL INCOME	6	7.43	8.22	6.67	8.26				
EXPENSE									
CLEANING	6	.57	.60	.52	.67	.57	.60	.52	.67
REPAIR-MAINT	6	.74	.73	.61	.83	.74	.73	.61	.83
UTILITIES	6	1.27	1.35	1.26	1.43	1.27	1.35	1.26	1.43
RDS/GRNDS/SEC	6	.31	.31	.25	.40	.31	.31	.25	.40
ADMINISTRATIVE	6	.34	.36	.29	.42	.34	.36	.29	.42
TOTAL OPER EXP	6	3.23	3.32	2.90	3.61	3.23	3.32	2.90	3.61
FIXED EXPENSES	6	.74	.70	.67	.96	.74	.70	.67	.96
TOTAL OPER+FIX	6	3.97	4.02	3.56	4.56	3.97	4.02	3.56	4.56
LEASING EXP	6	1.42	1.15	1.01	1.56				
TOTAL PAYROLL	6	.16	.15	.11	.19				
TOTAL CONTRACT	6	1.36	1.54	1.17	1.86				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2556	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	86.0	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.26	6
RENTABLE/GROSS SQFT	1.00	6

DETAIL*		BLDS
CLEANING TOTAL	.57	6
PAYROLL		
CONTRACT	.49	6
SUP/MAT/MISC	.02	6
TRASH REMOVAL	.06	5
REPR/MAINT TOTAL	.74	6
PAYROLL	.16	6
ELEVATOR		
HVAC	.19	6
ELECTRICAL	.12	6
STRUCT/ROOF	.07	6
PLUMBING	.02	6
FIRE/LIFE SFTY	.00	5
OTHER MAINT/SUP	.16	6

DETAIL*		BLDS
UTILITIES TOTAL	1.27	6
ELECTRICAL	1.07	6
GAS	.16	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	6
RDS/GNDS/SEC TOTAL	.31	6
RDS/GNDS TOTAL	.27	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.13	6
RDS/GNDS OTHER	.14	6

DETAIL*		BLDS
SECURITY TOTAL	.06	4
SEC PAYROLL		
SEC CONTRACTS	.04	4
SEC OTHER	.01	6
ADMIN TOTAL	.34	6
PAYROLL		
MGMT FEES	.30	6
PROF FEES	.03	6
GEN OFC EXP	.01	6
OTHER ADM EXP	.00	6

DETAIL*		BLDS
FIXED EXP TOTAL	.74	6
REAL ESTATE TAX	.65	6
BUILDING INS	.09	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.42	6
ADV/PROMOTION	.00	4
COMMISSIONS	.37	6
PROF FEES		
TENANT ALTS	1.05	6
BUY-OUTS		
OTHER LEASING		

DETAIL*		BLDS
TOTAL PAYROLL	.16	6
CLEANING		
REPAIR/MAINT	.16	6
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.36	6
CLEANING	.49	6
REPAIR/MAINT	.40	6
RDS/GROUNDS	.13	6
SECURITY	.04	4
ADMINISTRATIVE	.33	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Fort Worth, TX

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	11 BLDS	1,075,196 SQ. FT.				1,071,889 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	8					11.68	8.80	6.85	11.55
RETAIL AREA	3	10.83	10.86						
OTHER AREA									
TOTAL RENT	7	11.14	7.81	6.83	9.06				
MISCELLANEOUS	4	.07	.01						
TOTAL INCOME	8	10.39	7.31	6.42	8.78				
EXPENSE									
CLEANING	9	.62	.62	.53	.71	.62	.62	.53	.71
REPAIR-MAINT	11	.74	.76	.19	1.06	.74	.76	.19	1.06
UTILITIES	10	1.45	1.53	1.27	1.81	1.45	1.53	1.27	1.81
RDS/GRNDS/SEC	10	.45	.24	.06	.48	.45	.25	.06	.48
ADMINISTRATIVE	10	.55	.49	.41	.67	.55	.49	.41	.67
TOTAL OPER EXP	9	3.96	3.97	3.70	4.32	3.96	3.97	3.71	4.36
FIXED EXPENSES	10	1.32	1.09	.92	1.32	1.32	1.10	.92	1.32
TOTAL OPER+FIX	9	5.29	5.19	4.82	5.61	5.31	5.29	4.82	5.52
LEASING EXP	8	.71	.67	.64	.83				
TOTAL PAYROLL	8	.47	.51	.25	.75				
TOTAL CONTRACT	10	1.50	1.36	.63	1.71				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6792	10
AVG SQFT/RETAIL TENANT	814	3
AVG SQFT/OFFICE WORKER	248	10
AVG % OFFICE OCCUPANCY	74.1	11
AVG % RETAIL OCCUPANCY	86.3	3
AVG $ RATE YR-END RENT	11.40	10
RENTABLE/GROSS SQFT	.90	4

DETAIL*		BLDS
CLEANING TOTAL	.61	9
PAYROLL		
CONTRACT	.53	8
SUP/MAT/MISC	.05	6
TRASH REMOVAL	.03	7
REPR/MAINT TOTAL	.77	10
PAYROLL	.27	8
ELEVATOR	.12	9
HVAC	.15	10
ELECTRICAL	.06	8
STRUCT/ROOF	.03	7
PLUMBING	.01	9
FIRE/LIFE SFTY	.06	5
OTHER MAINT/SUP	.15	9

DETAIL*		BLDS
UTILITIES TOTAL	1.41	9
ELECTRICAL	1.33	9
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	9
RDS/GNDS/SEC TOTAL	.46	9
RDS/GNDS TOTAL	.18	9
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.16	9
RDS/GNDS OTHER	.03	6

DETAIL*		BLDS
SECURITY TOTAL	.32	7
SEC PAYROLL	.42	3
SEC CONTRACTS	.27	4
SEC OTHER		
ADMIN TOTAL	.56	9
PAYROLL	.11	6
MGMT FEES	.34	9
PROF FEES	.05	5
GEN OFC EXP	.07	5
OTHER ADM EXP	.05	7

DETAIL*		BLDS
FIXED EXP TOTAL	1.34	9
REAL ESTATE TAX	1.24	9
BUILDING INS	.09	9
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.71	9
ADV/PROMOTION	.02	8
COMMISSIONS	.30	8
PROF FEES		
TENANT ALTS	.41	8
BUY-OUTS		
OTHER LEASING	.17	4

DETAIL*		BLDS
TOTAL PAYROLL	.47	8
CLEANING		
REPAIR/MAINT	.27	8
RDS/GROUNDS		
SECURITY	.42	3
ADMINISTRATIVE	.11	6
TOTAL CONTRACTS	1.50	10
CLEANING	.53	8
REPAIR/MAINT	.39	10
RDS/GROUNDS	.15	9
SECURITY	.27	4
ADMINISTRATIVE	.27	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Fort Worth, TX

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	384,570 SQ. FT.				383,053 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					8.20	8.17		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	7.73	7.31						
MISCELLANEOUS	2	.01	.01						
TOTAL INCOME	4	6.52	7.07	4.96	8.19				
EXPENSE									
CLEANING	4	.56	.59	.47	.71	.56	.59	.47	.71
REPAIR-MAINT	5	.74	.93	.19	1.26	.74	.93	.19	1.26
UTILITIES	5	1.46	1.65	.93	2.07	1.46	1.65	.93	2.07
RDS/GRNDS/SEC	4	.16	.12	.06	.24	.16	.13	.06	.25
ADMINISTRATIVE	4	.57	.53	.44	.70	.58	.53	.44	.70
TOTAL OPER EXP	4	3.99	4.03	3.77	4.32	4.01	4.07	3.77	4.36
FIXED EXPENSES	4	.96	1.06	.89	1.09	.96	1.06	.89	1.10
TOTAL OPER+FIX	4	4.96	5.12	4.67	5.40	4.99	5.17	4.67	5.45
LEASING EXP	3	.70	.86						
TOTAL PAYROLL	3	.53	.89						
TOTAL CONTRACT	4	.97	1.26	.64	1.26				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3948	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	216	4
AVG % OFFICE OCCUPANCY	73.4	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.60	4
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.61	3
PAYROLL		
CONTRACT	.47	3
SUP/MAT/MISC	.00	2
TRASH REMOVAL	.04	2
REPR/MAINT TOTAL	.84	4
PAYROLL	.32	3
ELEVATOR	.08	4
HVAC	.25	4
ELECTRICAL	.07	3
STRUCT/ROOF		
PLUMBING	.01	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.30	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.34	4
ELECTRICAL	1.26	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	4
RDS/GNDS/SEC TOTAL	.11	3
RDS/GNDS TOTAL	.09	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.04	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.67	3
PAYROLL	.33	2
MGMT FEES	.24	3
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.11	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.94	3
REAL ESTATE TAX	.83	3
BUILDING INS	.11	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.70	3
ADV/PROMOTION	.06	3
COMMISSIONS	.16	3
PROF FEES		
TENANT ALTS	.48	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.53	3
CLEANING		
REPAIR/MAINT	.32	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.33	2
TOTAL CONTRACTS	.97	4
CLEANING	.47	3
REPAIR/MAINT	.39	4
RDS/GROUNDS	.06	3
SECURITY		
ADMINISTRATIVE	.24	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Grand Rapids, MI

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	702,080 SQ. FT.				680,086 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					10.81	11.79	8.62	14.48
RETAIL AREA	2	12.95	14.39						
OTHER AREA									
TOTAL RENT	5	10.76	11.79	6.66	14.61				
MISCELLANEOUS	4	.65	.46	.23	.93				
TOTAL INCOME	5	11.29	12.56	7.14	14.91				
EXPENSE									
CLEANING	5	.86	.83	.72	1.00	.87	.83	.72	1.01
REPAIR-MAINT	5	1.03	1.17	.62	1.40	1.03	1.17	.62	1.40
UTILITIES	5	1.87	2.10	1.42	2.22	1.87	2.10	1.42	2.22
RDS/GRNDS/SEC	5	.21	.22	.19	.23	.22	.22	.19	.24
ADMINISTRATIVE	5	.70	.83	.30	.97	.72	.83	.32	.97
TOTAL OPER EXP	5	4.66	4.56	4.22	5.15	4.83	4.59	4.22	5.47
FIXED EXPENSES	5	1.79	1.79	1.37	2.19	1.84	1.79	1.37	2.32
TOTAL OPER+FIX	5	6.46	6.77	5.59	7.13	6.67	6.77	5.59	7.59
LEASING EXP	3	1.09	.17						
TOTAL PAYROLL	5	.76	.64	.50	1.04				
TOTAL CONTRACT	5	1.71	1.70	1.65	1.78				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10184	5
AVG SQFT/RETAIL TENANT	939	2
AVG SQFT/OFFICE WORKER	221	5
AVG % OFFICE OCCUPANCY	92.7	5
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	17.28	5
RENTABLE/GROSS SQFT	.83	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.86	5
PAYROLL	.00	3
CONTRACT	.74	5
SUP/MAT/MISC	.09	4
TRASH REMOVAL	.04	4
REPR/MAINT TOTAL	1.08	5
PAYROLL	.46	5
ELEVATOR	.22	4
HVAC	.14	4
ELECTRICAL	.13	4
STRUCT/ROOF	.15	2
PLUMBING	.03	4
FIRE/LIFE SFTY	.09	3
OTHER MAINT/SUP	.16	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.87	5
ELECTRICAL	1.61	5
GAS	.31	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	5
RDS/GNDS/SEC TOTAL	.21	5
RDS/GNDS TOTAL	.05	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	5
RDS/GNDS OTHER	.05	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.17	5
SEC PAYROLL		
SEC CONTRACTS	.17	5
SEC OTHER		
ADMIN TOTAL	.79	5
PAYROLL	.26	5
MGMT FEES	.48	3
PROF FEES	.05	2
GEN OFC EXP	.07	5
OTHER ADM EXP	.04	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.79	5
REAL ESTATE TAX	1.64	5
BUILDING INS	.13	5
PERS PROP TAX	.00	3
OTHER TAX	.04	2
LEASING EXPENSES	1.09	3
ADV/PROMOTION	.20	3
COMMISSIONS	.96	2
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.76	5
CLEANING	.00	3
REPAIR/MAINT	.46	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.26	5
TOTAL CONTRACTS	1.71	5
CLEANING	.74	5
REPAIR/MAINT	.46	5
RDS/GROUNDS	.09	5
SECURITY	.17	5
ADMINISTRATIVE	.08	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Grand Rapids, MI

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	621,400 SQ. FT.				596,584 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	4					11.33	12.17	9.06	14.48
RETAIL AREA	2	12.86	14.39						
OTHER AREA									
TOTAL RENT	4	11.25	12.17	9.10	14.61				
MISCELLANEOUS	3	.66	.52						
TOTAL INCOME	4	11.81	12.85	9.74	14.91				
EXPENSE									
CLEANING	4	.86	.81	.72	.93	.86	.81	.72	.93
REPAIR-MAINT	4	1.00	.91	.62	1.34	1.00	.91	.62	1.34
UTILITIES	4	1.82	1.80	1.42	2.14	1.82	1.80	1.42	2.14
RDS/GRNDS/SEC	4	.21	.21	.19	.22	.22	.21	.19	.24
ADMINISTRATIVE	4	.76	.85	.60	.97	.79	.85	.63	.97
TOTAL OPER EXP	4	4.64	4.41	4.22	4.94	4.81	4.43	4.22	5.27
FIXED EXPENSES	4	1.78	1.78	1.37	2.19	1.86	1.88	1.37	2.32
TOTAL OPER+FIX	4	6.42	6.28	5.59	7.13	6.66	6.31	5.50	7.59
LEASING EXP	3	1.09	.17						
TOTAL PAYROLL	4	.79	.84	.52	1.04				
TOTAL CONTRACT	4	1.70	1.68	1.65	1.75				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9904	4
AVG SQFT/RETAIL TENANT	939	2
AVG SQFT/OFFICE WORKER	214	4
AVG % OFFICE OCCUPANCY	91.7	4
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	17.30	4
RENTABLE/GROSS SQFT	.83	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.86	4	**UTILITIES TOTAL**	1.82	4	SECURITY TOTAL	.16	4	**FIXED EXP TOTAL**	1.78	4	**TOTAL PAYROLL**	.79	4
PAYROLL	.04	2	ELECTRICAL	1.49	4	SEC PAYROLL			REAL ESTATE TAX	1.62	4	CLEANING	.04	2
CONTRACT	.73	4	GAS	.28	4	SEC CONTRACTS	.16	4	BUILDING INS	.14	4	REPAIR/MAINT	.47	4
SUP/MAT/MISC	.10	3	FUEL OIL			SEC OTHER			PERS PROP TAX	.00	3	RDS/GROUNDS		
TRASH REMOVAL	.04	3	PURCH STEAM			**ADMIN TOTAL**	.78	4	OTHER TAX	.04	2	SECURITY		
REPR/MAINT TOTAL	1.00	4	PURCH CH WTR			PAYROLL	.29	4	**LEASING EXPENSES**	1.09	3	ADMINISTRATIVE	.29	4
PAYROLL	.47	4	COAL			MGMT FEES	.49	3	ADV/PROMOTION	.20	3	**TOTAL CONTRACTS**	1.76	4
ELEVATOR	.23	3	WATER/SEWER	.05	4	PROF FEES	.08	2	COMMISSIONS	.58	2	CLEANING	.73	4
HVAC	.12	3	**RDS/GNDS/SEC TOTAL**	.21	4	GEN OFC EXP	.07	4	PROF FEES			REPAIR/MAINT	.42	4
ELECTRICAL	.08	3	RDS/GNDS TOTAL	.05	4	OTHER ADM EXP	.04	3	TENANT ALTS			RDS/GROUNDS	.03	4
STRUCT/ROOF	.15	2	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.16	4
PLUMBING	.03	3	RDS/GNDS CONTR	.03	4				OTHER LEASING			ADMINISTRATIVE	.53	3
FIRE/LIFE SFTY	.03	2	RDS/GNDS OTHER	.06	2									
OTHER MAINT/SUP	.15	3												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Greensboro, NC

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	295,975 SQ. FT.				295,975 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	3					6.19	6.84		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	6.19	6.84						
MISCELLANEOUS									
TOTAL INCOME	3	6.20	6.84						
EXPENSE									
CLEANING	3	1.19	.76			1.19	.76		
REPAIR-MAINT	3	1.63	.80			1.63	.80		
UTILITIES	3	1.22	1.43			1.22	1.43		
RDS/GRNDS/SEC	2	.05	.05			.05	.05		
ADMINISTRATIVE	3	.33	.31			.33	.31		
TOTAL OPER EXP	3	4.36	3.69			4.36	3.69		
FIXED EXPENSES	3	.58	.70			.58	.70		
TOTAL OPER+FIX	3	4.95	4.39			4.95	4.39		
LEASING EXP									
TOTAL PAYROLL	3	1.09	.34						
TOTAL CONTRACT	3	1.26	1.20						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8102	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	148	2
AVG % OFFICE OCCUPANCY	98.7	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.53	2
RENTABLE/GROSS SQFT	.82	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.19	3	**UTILITIES TOTAL**	1.22	3	SECURITY TOTAL			**FIXED EXP TOTAL**	.58	3	**TOTAL PAYROLL**	1.09	3
PAYROLL			ELECTRICAL	1.06	3	SEC PAYROLL			REAL ESTATE TAX	.47	3	CLEANING		
CONTRACT	.86	2	GAS	.15	3	SEC CONTRACTS			BUILDING INS	.11	3	REPAIR/MAINT	.23	2
SUP/MAT/MISC	.06	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	.33	3	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.63	3	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL	.23	2	COAL			MGMT FEES	.19	2	ADV/PROMOTION			**TOTAL CONTRACTS**	1.26	3
ELEVATOR	.61	3	WATER/SEWER	.04	2	PROF FEES			COMMISSIONS			CLEANING	.86	2
HVAC	.22	3	**RDS/GNDS/SEC TOTAL**	.06	2	GEN OFC EXP	.14	2	PROF FEES			REPAIR/MAINT	.91	3
ELECTRICAL	.11	3	RDS/GNDS TOTAL	.04	2	OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.03	2
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
PLUMBING	.06	3	RDS/GNDS CONTR	.03	2				OTHER LEASING			ADMINISTRATIVE	.22	2
FIRE/LIFE SFTY			RDS/GNDS OTHER	.02	2									
OTHER MAINT/SUP	.67	3												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Greensboro, NC

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	9 BLDS	267,493 SQ. FT.				260,993 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					10.25	9.05	7.89	10.11
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	9.83	8.84	7.78	9.69				
MISCELLANEOUS	4	.04	.03	.02	.06				
TOTAL INCOME	8	9.86	8.86	7.84	9.70				
EXPENSE									
CLEANING	9	.53	.53	.46	.61	.54	.53	.48	.61
REPAIR-MAINT	9	.55	.51	.40	.64	.56	.51	.40	.67
UTILITIES	9	1.64	1.56	1.21	1.84	1.64	1.56	1.21	1.84
RDS/GRNDS/SEC	9	.16	.07	.05	.17	.16	.07	.05	.17
ADMINISTRATIVE	9	.48	.44	.41	.49	.49	.45	.41	.49
TOTAL OPER EXP	9	3.35	3.22	2.78	3.59	3.44	3.24	2.78	3.71
FIXED EXPENSES	9	.83	.82	.66	.87	.85	.82	.66	.89
TOTAL OPER + FIX	9	4.18	4.03	3.66	4.43	4.28	4.03	3.66	4.61
LEASING EXP	7	.29	.28	.23	.36				
TOTAL PAYROLL	3	.57	.58						
TOTAL CONTRACT	8	1.18	.93	.89	1.52				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2034	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	88.0	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.65	7
RENTABLE/GROSS SQFT	.85	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.56	8
PAYROLL	.44	3
CONTRACT	.62	5
SUP/MAT/MISC	.07	5
TRASH REMOVAL		
REPR/MAINT TOTAL	.52	8
PAYROLL	.06	3
ELEVATOR	.05	5
HVAC	.21	8
ELECTRICAL	.08	8
STRUCT/ROOF	.07	6
PLUMBING	.02	6
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.06	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.67	8
ELECTRICAL	1.52	8
GAS	.25	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	6
RDS/GNDS/SEC TOTAL	.09	8
RDS/GNDS TOTAL	.13	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.07	3
SEC PAYROLL	.07	3
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.50	8
PAYROLL		
MGMT FEES	.46	8
PROF FEES	.03	3
GEN OFC EXP		
OTHER ADM EXP	.01	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.79	8
REAL ESTATE TAX	.70	8
BUILDING INS	.09	8
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.29	7
ADV/PROMOTION		
COMMISSIONS	.34	3
PROF FEES		
TENANT ALTS	.29	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.57	3
CLEANING	.44	3
REPAIR/MAINT	.06	3
RDS/GROUNDS		
SECURITY	.07	3
ADMINISTRATIVE		
TOTAL CONTRACTS	1.18	8
CLEANING	.62	5
REPAIR/MAINT	.42	8
RDS/GROUNDS	.12	5
SECURITY		
ADMINISTRATIVE	.50	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	163,393 SQ. FT.				163,393 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					10.41	8.84	7.60	11.37
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	9.90	8.37	7.67	10.11				
MISCELLANEOUS	4	.04	.03	.02	.08				
TOTAL INCOME	6	9.94	8.39	7.79	10.13				
EXPENSE									
CLEANING	6	.56	.53	.49	.63	.56	.53	.49	.63
REPAIR-MAINT	6	.49	.43	.40	.58	.49	.43	.40	.58
UTILITIES	6	1.63	1.51	1.01	1.70	1.63	1.51	1.01	1.70
RDS/GRNDS/SEC	6	.10	.07	.05	.13	.10	.07	.05	.13
ADMINISTRATIVE	6	.51	.45	.39	.51	.51	.45	.39	.51
TOTAL OPER EXP	6	3.29	3.04	2.57	3.41	3.29	3.04	2.57	3.41
FIXED EXPENSES	6	.79	.77	.61	.83	.79	.77	.61	.83
TOTAL OPER + FIX	6	4.06	3.93	3.40	4.12	4.06	3.93	3.40	4.12
LEASING EXP	5	.26	.26	.15	.37				
TOTAL PAYROLL	3	.57	.58						
TOTAL CONTRACT	6	1.12	.93	.86	1.42				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1590	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	94.4	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.02	6
RENTABLE/GROSS SQFT	.92	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.56	6
PAYROLL	.44	3
CONTRACT	.63	3
SUP/MAT/MISC	.07	5
TRASH REMOVAL		
REPR/MAINT TOTAL	.49	6
PAYROLL	.06	3
ELEVATOR	.05	3
HVAC	.19	6
ELECTRICAL	.07	6
STRUCT/ROOF	.09	4
PLUMBING	.02	6
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.07	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.63	6
ELECTRICAL	1.53	6
GAS	.19	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	6
RDS/GNDS/SEC TOTAL	.16	6
RDS/GNDS TOTAL	.17	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.16	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.07	3
SEC PAYROLL	.07	3
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.51	6
PAYROLL		
MGMT FEES	.49	6
PROF FEES	.03	3
GEN OFC EXP		
OTHER ADM EXP	.01	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.79	6
REAL ESTATE TAX	.70	6
BUILDING INS	.09	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.26	5
ADV/PROMOTION		
COMMISSIONS	.34	3
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.57	3
CLEANING	.44	3
REPAIR/MAINT	.06	3
RDS/GROUNDS		
SECURITY	.07	3
ADMINISTRATIVE		
TOTAL CONTRACTS	1.12	6
CLEANING	.63	3
REPAIR/MAINT	.39	6
RDS/GROUNDS	.16	3
SECURITY		
ADMINISTRATIVE	.51	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Greenville, SC

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	432,844 SQ. FT.				432,844 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					12.16	11.51	8.82	14.41
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	13.16	12.46	9.81	14.93				
MISCELLANEOUS	3	.22	.13						
TOTAL INCOME	4	13.37	12.82	9.82	15.15				
EXPENSE									
CLEANING	4	.56	.60	.49	.70	.56	.60	.49	.70
REPAIR-MAINT	4	.57	.66	.35	.90	.57	.66	.35	.90
UTILITIES	4	1.54	1.43	1.36	1.75	1.54	1.43	1.36	1.75
RDS/GRNDS/SEC	4	.17	.16	.10	.19	.17	.16	.10	.19
ADMINISTRATIVE	4	.65	.59	.48	.83	.65	.59	.48	.83
TOTAL OPER EXP	4	3.48	3.70	3.04	4.13	3.48	3.70	3.04	4.13
FIXED EXPENSES	4	1.10	1.03	.80	1.21	1.10	1.03	.80	1.21
TOTAL OPER+FIX	4	4.58	4.69	4.13	5.06	4.58	4.69	4.13	5.06
LEASING EXP	3	.26	.55						
TOTAL PAYROLL	3	.33	.50						
TOTAL CONTRACT	4	1.49	1.39	1.24	1.87				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9591	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	324	2
AVG % OFFICE OCCUPANCY	93.1	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.22	4
RENTABLE/GROSS SQFT	.97	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.56	4
PAYROLL		
CONTRACT	.54	4
SUP/MAT/MISC	.00	2
TRASH REMOVAL	.01	4
REPR/MAINT TOTAL	.57	4
PAYROLL	.31	3
ELEVATOR	.12	4
HVAC	.06	4
ELECTRICAL	.02	4
STRUCT/ROOF		
PLUMBING	.01	3
FIRE/LIFE SFTY	.00	3
OTHER MAINT/SUP	.06	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.54	4
ELECTRICAL	1.44	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	4
RDS/GNDS/SEC TOTAL	.17	4
RDS/GNDS TOTAL	.07	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.14	2
SEC PAYROLL		
SEC CONTRACTS	.14	2
SEC OTHER		
ADMIN TOTAL	.65	4
PAYROLL		
MGMT FEES	.55	4
PROF FEES	.01	4
GEN OFC EXP	.04	2
OTHER ADM EXP	.03	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.10	4
REAL ESTATE TAX	1.06	4
BUILDING INS	.08	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.26	3
ADV/PROMOTION	.01	3
COMMISSIONS	.10	2
PROF FEES		
TENANT ALTS	.16	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.33	3
CLEANING		
REPAIR/MAINT	.31	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.49	4
CLEANING	.54	4
REPAIR/MAINT	.22	4
RDS/GROUNDS	.07	3
SECURITY	.14	2
ADMINISTRATIVE	.57	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	11 BLDS	283,978 SQ. FT.				283,978 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					10.39	11.83		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11	10.39	11.83						
MISCELLANEOUS									
TOTAL INCOME	11	10.39	11.83						
EXPENSE									
CLEANING	11	.63	.66			.63	.66		
REPAIR-MAINT	11	.50	.50			.50	.50		
UTILITIES	11	1.86	1.86			1.86	1.86		
RDS/GRNDS/SEC	11	.26	.34			.26	.34		
ADMINISTRATIVE	11	.53	.47			.53	.47		
TOTAL OPER EXP	11	3.79	3.60			3.79	3.60		
FIXED EXPENSES	11	.78	.82			.78	.82		
TOTAL OPER+FIX	11	4.57	4.31			4.57	4.31		
LEASING EXP	10	1.86	1.90						
TOTAL PAYROLL	10	.20	.20						
TOTAL CONTRACT	11	1.59	1.71						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3303	11
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	283	9
AVG % OFFICE OCCUPANCY	92.6	11
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.48	11
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.63	11
PAYROLL		
CONTRACT	.58	11
SUP/MAT/MISC		
TRASH REMOVAL	.03	11
REPR/MAINT TOTAL	.50	11
PAYROLL	.20	10
ELEVATOR	.05	3
HVAC	.09	11
ELECTRICAL	.04	11
STRUCT/ROOF	.07	11
PLUMBING	.03	11
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.08	11

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.86	11
ELECTRICAL	1.78	11
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	11
RDS/GNDS/SEC TOTAL	.26	11
RDS/GNDS TOTAL	.23	11
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.21	11
RDS/GNDS OTHER	.02	11

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.04	3
SEC PAYROLL		
SEC CONTRACTS	.04	3
SEC OTHER		
ADMIN TOTAL	.53	11
PAYROLL		
MGMT FEES	.47	11
PROF FEES	.04	10
GEN OFC EXP	.01	9
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.78	11
REAL ESTATE TAX	.65	11
BUILDING INS	.13	11
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.86	10
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	1.83	10
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.20	10
CLEANING		
REPAIR/MAINT	.20	10
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.59	11
CLEANING	.58	11
REPAIR/MAINT	.26	11
RDS/GROUNDS	.21	11
SECURITY	.04	3
ADMINISTRATIVE	.51	11

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Hartford, CT

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	25 BLDS	8,415,006 SQ. FT.				7,964,314 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	13					21.30	19.14	14.29	20.44
RETAIL AREA	3	13.14	13.10						
OTHER AREA	8	8.78	5.56						
TOTAL RENT	13	20.36	18.30	14.10	20.76				
MISCELLANEOUS	7	1.28	.83	.32	1.58				
TOTAL INCOME	13	21.08	19.93	16.17	20.81				
EXPENSE									
CLEANING	25	1.44	1.36	1.02	1.57	1.45	1.38	1.03	1.62
REPAIR-MAINT	25	1.40	1.20	.74	1.39	1.41	1.20	.78	1.41
UTILITIES	25	2.17	1.95	1.58	2.41	2.17	1.95	1.58	2.41
RDS/GRNDS/SEC	25	.89	.79	.40	1.35	.94	.88	.41	1.37
ADMINISTRATIVE	25	.55	.43	.34	1.13	.56	.45	.37	1.15
TOTAL OPER EXP	25	6.45	6.27	4.66	7.62	6.82	6.56	4.71	7.72
FIXED EXPENSES	22	2.93	2.28	1.43	3.68	3.13	2.47	1.43	3.86
TOTAL OPER + FIX	22	9.86	8.86	8.03	10.78	10.51	9.79	8.13	11.27
LEASING EXP	5	.43	.75	.32	.97				
TOTAL PAYROLL	25	1.66	1.00	.60	2.60				
TOTAL CONTRACT	25	1.91	1.48	1.06	2.89				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19734	18
AVG SQFT/RETAIL TENANT	2442	6
AVG SQFT/OFFICE WORKER	209	21
AVG % OFFICE OCCUPANCY	91.5	24
AVG % RETAIL OCCUPANCY	96.7	6
AVG $ RATE YR-END RENT	22.75	9
RENTABLE/GROSS SQFT	.84	11

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.44	24
PAYROLL	.83	15
CONTRACT	.76	24
SUP/MAT/MISC	.14	22
TRASH REMOVAL	.06	24
REPR/MAINT TOTAL	1.40	25
PAYROLL	.61	21
ELEVATOR	.22	24
HVAC	.13	24
ELECTRICAL	.05	23
STRUCT/ROOF	.37	15
PLUMBING	.04	14
FIRE/LIFE SFTY	.03	21
OTHER MAINT/SUP	.20	25

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.17	25
ELECTRICAL	1.53	25
GAS	.16	12
FUEL OIL	.12	9
PURCH STEAM	.56	11
PURCH CH WTR	.75	9
COAL		
WATER/SEWER	.04	19
RDS/GNDS/SEC TOTAL	.89	25
RDS/GNDS TOTAL	.16	25
RDS/GNDS PAYRL	.11	13
RDS/GNDS CONTR	.07	25
RDS/GNDS OTHER	.05	17

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.71	22
SEC PAYROLL	.51	17
SEC CONTRACTS	.39	15
SEC OTHER	.12	20
ADMIN TOTAL	.55	25
PAYROLL	.30	24
MGMT FEES	.51	7
PROF FEES	.06	8
GEN OFC EXP	.06	24
OTHER ADM EXP	.06	17

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.90	21
REAL ESTATE TAX	2.30	21
BUILDING INS	.11	22
PERS PROP TAX	1.05	10
OTHER TAX	.00	2
LEASING EXPENSES	.43	5
ADV/PROMOTION	.01	2
COMMISSIONS	.30	4
PROF FEES		
TENANT ALTS	.63	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.68	25
CLEANING	.83	15
REPAIR/MAINT	.61	21
RDS/GROUNDS	.11	13
SECURITY	.51	17
ADMINISTRATIVE	.30	24
TOTAL CONTRACTS	1.91	25
CLEANING	.76	24
REPAIR/MAINT	.71	25
RDS/GROUNDS	.07	25
SECURITY	.39	15
ADMINISTRATIVE	.46	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	880,030 SQ. FT.				811,320 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					16.40	16.17		
RETAIL AREA	2	20.86	21.50						
OTHER AREA	2	1.00	2.99						
TOTAL RENT	3	16.43	16.17						
MISCELLANEOUS	3	2.70	2.28						
TOTAL INCOME	3	19.13	20.74						
EXPENSE									
CLEANING	4	1.76	1.75	1.53	1.99	1.81	1.84	1.59	2.06
REPAIR-MAINT	4	1.31	1.11	.70	1.85	1.34	1.20	.72	1.92
UTILITIES	4	2.72	2.39	2.19	3.06	2.72	2.39	2.19	3.06
RDS/GRNDS/SEC	4	1.41	1.43	1.24	1.52	1.53	1.61	1.38	1.64
ADMINISTRATIVE	4	.94	1.17	.67	1.30	1.02	1.28	.73	1.39
TOTAL OPER EXP	4	8.13	7.81	7.16	8.89	8.81	8.46	7.44	10.22
FIXED EXPENSES	4	2.67	2.66	1.06	3.94	2.90	2.83	1.06	4.41
TOTAL OPER + FIX	4	10.80	9.85	8.86	12.19	11.71	10.57	9.49	13.66
LEASING EXP	2	.96	.97						
TOTAL PAYROLL	4	1.51	1.64	.97	2.19				
TOTAL CONTRACT	4	2.42	2.28	1.40	3.66				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10248	4
AVG SQFT/RETAIL TENANT	1728	2
AVG SQFT/OFFICE WORKER	215	3
AVG % OFFICE OCCUPANCY	97.3	4
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	18.62	3
RENTABLE/GROSS SQFT	.82	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.87	3
PAYROLL	.89	2
CONTRACT	1.20	3
SUP/MAT/MISC	.05	3
TRASH REMOVAL	.14	3
REPR/MAINT TOTAL	1.31	4
PAYROLL	.66	3
ELEVATOR	.20	4
HVAC	.13	3
ELECTRICAL	.11	3
STRUCT/ROOF	.27	3
PLUMBING	.03	3
FIRE/LIFE SFTY	.05	3
OTHER MAINT/SUP	.22	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.72	4
ELECTRICAL	1.52	4
GAS		
FUEL OIL		
PURCH STEAM	.76	3
PURCH CH WTR		
COAL		
WATER/SEWER	.05	4
RDS/GNDS/SEC TOTAL	1.41	4
RDS/GNDS TOTAL	.23	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.15	4
RDS/GNDS OTHER	.16	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	1.03	3
SEC PAYROLL		
SEC CONTRACTS	.63	3
SEC OTHER	.60	3
ADMIN TOTAL	.94	4
PAYROLL	.46	4
MGMT FEES	.56	2
PROF FEES	.14	3
GEN OFC EXP	.10	4
OTHER ADM EXP	.01	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.17	3
REAL ESTATE TAX	2.45	3
BUILDING INS	.31	4
PERS PROP TAX	.86	2
OTHER TAX		
LEASING EXPENSES	.96	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.51	4
CLEANING	.89	2
REPAIR/MAINT	.66	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.46	4
TOTAL CONTRACTS	2.42	4
CLEANING	1.20	3
REPAIR/MAINT	.64	4
RDS/GROUNDS	.15	4
SECURITY	.63	3
ADMINISTRATIVE	.55	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Hartford, CT

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	2,101,889 SQ. FT.				2,085,780 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	5	1.45	1.26	.90	2.21	1.45	1.26	.90	2.22
REPAIR-MAINT	5	1.15	1.30	.92	1.41	1.16	1.30	.93	1.41
UTILITIES	5	1.73	1.81	1.45	1.89	1.73	1.81	1.45	1.89
RDS/GRNDS/SEC	5	.76	.44	.40	1.32	.76	.44	.41	1.33
ADMINISTRATIVE	5	.59	.42	.33	.81	.59	.42	.33	.82
TOTAL OPER EXP	5	5.68	5.55	4.49	6.96	5.72	5.63	4.52	7.03
FIXED EXPENSES	3	2.97	3.28			3.00	3.32		
TOTAL OPER+FIX	3	9.35	9.79			9.43	9.79		
LEASING EXP									
TOTAL PAYROLL	5	1.71	1.00	.79	3.29				
TOTAL CONTRACT	5	1.52	1.08	.75	2.12				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14217	3
AVG SQFT/RETAIL TENANT	1691	2
AVG SQFT/OFFICE WORKER	211	3
AVG % OFFICE OCCUPANCY	91.1	4
AVG % RETAIL OCCUPANCY	99.4	2
AVG $ RATE YR-END RENT	22.78	2
RENTABLE/GROSS SQFT	.89	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.45	5
PAYROLL	1.38	2
CONTRACT	.65	5
SUP/MAT/MISC	.27	4
TRASH REMOVAL	.08	5
REPR/MAINT TOTAL	1.15	5
PAYROLL	.66	4
ELEVATOR	.20	5
HVAC	.07	5
ELECTRICAL	.03	4
STRUCT/ROOF	.14	3
PLUMBING	.02	2
FIRE/LIFE SFTY	.03	4
OTHER MAINT/SUP	.26	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.73	5
ELECTRICAL	1.53	5
GAS	.20	3
FUEL OIL	.11	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	5
RDS/GNDS/SEC TOTAL	.76	5
RDS/GNDS TOTAL	.15	5
RDS/GNDS PAYRL	.18	2
RDS/GNDS CONTR	.06	5
RDS/GNDS OTHER	.04	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.61	5
SEC PAYROLL	.43	4
SEC CONTRACTS	.38	3
SEC OTHER	.05	4
ADMIN TOTAL	.59	5
PAYROLL	.34	5
MGMT FEES		
PROF FEES	.04	2
GEN OFC EXP	.10	5
OTHER ADM EXP	.03	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.97	3
REAL ESTATE TAX	2.27	3
BUILDING INS	.04	3
PERS PROP TAX	.66	3
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.71	5
CLEANING	1.38	2
REPAIR/MAINT	.66	4
RDS/GROUNDS	.18	2
SECURITY	.43	4
ADMINISTRATIVE	.34	5
TOTAL CONTRACTS	1.52	5
CLEANING	.65	5
REPAIR/MAINT	.42	5
RDS/GROUNDS	.06	5
SECURITY	.38	3
ADMINISTRATIVE	.29	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	3,063,027 SQ. FT.				2,936,241 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.29	1.17			1.30	1.17		
REPAIR-MAINT	3	1.74	1.25			1.76	1.30		
UTILITIES	3	2.30	2.49			2.30	2.49		
RDS/GRNDS/SEC	3	.87	.61			.91	.64		
ADMINISTRATIVE	3	.51	.43			.53	.45		
TOTAL OPER EXP	3	6.73	6.52			7.02	6.78		
FIXED EXPENSES	2	3.34	2.96			3.50	3.10		
TOTAL OPER+FIX	2	10.88	10.27			11.40	10.76		
LEASING EXP									
TOTAL PAYROLL	3	1.86	.65						
TOTAL CONTRACT	3	1.92	1.53						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	21083	2
AVG SQFT/RETAIL TENANT	4039	2
AVG SQFT/OFFICE WORKER	239	2
AVG % OFFICE OCCUPANCY	86.6	3
AVG % RETAIL OCCUPANCY	97.7	2
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.82	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.29	3
PAYROLL		
CONTRACT	.49	3
SUP/MAT/MISC	.14	2
TRASH REMOVAL	.08	3
REPR/MAINT TOTAL	1.74	3
PAYROLL	.61	2
ELEVATOR	.18	3
HVAC	.22	3
ELECTRICAL	.03	3
STRUCT/ROOF	.78	2
PLUMBING	.04	2
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.22	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.30	3
ELECTRICAL	1.75	3
GAS	.17	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	3
RDS/GNDS/SEC TOTAL	.87	3
RDS/GNDS TOTAL	.15	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.72	3
SEC PAYROLL	.67	2
SEC CONTRACTS	.30	2
SEC OTHER	.09	3
ADMIN TOTAL	.51	3
PAYROLL	.24	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.05	3
OTHER ADM EXP	.09	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.34	2
REAL ESTATE TAX	2.35	2
BUILDING INS	.08	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.86	3
CLEANING		
REPAIR/MAINT	.61	2
RDS/GROUNDS		
SECURITY	.67	2
ADMINISTRATIVE	.24	3
TOTAL CONTRACTS	1.92	3
CLEANING	.49	3
REPAIR/MAINT	1.08	3
RDS/GROUNDS	.05	3
SECURITY	.30	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Hartford, CT

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	25 BLDS	4,103,966 SQ. FT.				3,896,091 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	15					19.56	16.96	14.53	22.33
RETAIL AREA	5	8.66	9.22						
OTHER AREA									
TOTAL RENT	15	19.41	16.97	14.53	22.33				
MISCELLANEOUS	9	.66	.01	.00	.32				
TOTAL INCOME	19	10.45	16.70	8.50	22.33				
EXPENSE									
CLEANING	25	1.26	1.07	.56	1.24	1.26	1.07	.56	1.24
REPAIR-MAINT	25	2.07	.77	.48	1.92	2.07	.77	.49	1.92
UTILITIES	21	2.17	1.85	1.55	2.33	2.17	1.85	1.55	2.36
RDS/GRNDS/SEC	25	1.17	.45	.38	1.20	1.20	.49	.41	1.24
ADMINISTRATIVE	25	.68	.63	.59	1.09	.70	.66	.60	1.09
TOTAL OPER EXP	21	7.40	5.73	4.83	6.94	7.59	5.73	4.83	7.06
FIXED EXPENSES	25	2.60	1.77	1.34	2.74	2.67	1.77	1.41	2.74
TOTAL OPER+FIX	21	10.00	7.15	6.23	9.82	10.26	7.15	6.23	9.91
LEASING EXP	9	.23	.09	.07	.64				
TOTAL PAYROLL	23	2.93	.84	.40	2.87				
TOTAL CONTRACT	25	1.64	2.13	1.22	2.36				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	39583	17
AVG SQFT/RETAIL TENANT	1446	5
AVG SQFT/OFFICE WORKER	290	16
AVG % OFFICE OCCUPANCY	97.0	21
AVG % RETAIL OCCUPANCY	100.0	5
AVG $ RATE YR-END RENT	24.63	17
RENTABLE/GROSS SQFT	.92	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.26	21
PAYROLL	1.19	6
CONTRACT	.56	21
SUP/MAT/MISC	.09	13
TRASH REMOVAL	.05	18
REPR/MAINT TOTAL	2.07	25
PAYROLL	1.19	19
ELEVATOR	.11	17
HVAC	.21	25
ELECTRICAL	.31	25
STRUCT/ROOF	.08	14
PLUMBING	.11	20
FIRE/LIFE SFTY	.06	5
OTHER MAINT/SUP	.33	17

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.17	21
ELECTRICAL	1.94	21
GAS	.16	15
FUEL OIL	.03	8
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	21
RDS/GNDS/SEC TOTAL	1.17	25
RDS/GNDS TOTAL	.45	21
RDS/GNDS PAYRL	.28	13
RDS/GNDS CONTR	.09	21
RDS/GNDS OTHER	.09	14

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.81	13
SEC PAYROLL	.78	10
SEC CONTRACTS	.05	10
SEC OTHER	.08	8
ADMIN TOTAL	.68	25
PAYROLL	.34	17
MGMT FEES	.61	15
PROF FEES	.06	21
GEN OFC EXP	.07	20
OTHER ADM EXP	.19	21

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.61	24
REAL ESTATE TAX	1.66	24
BUILDING INS	.19	25
PERS PROP TAX	.84	10
OTHER TAX	.03	4
LEASING EXPENSES	.23	9
ADV/PROMOTION	.01	8
COMMISSIONS	.21	8
PROF FEES	.04	7
TENANT ALTS	.33	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.93	23
CLEANING	1.19	6
REPAIR/MAINT	1.19	19
RDS/GROUNDS	.28	13
SECURITY	.78	10
ADMINISTRATIVE	.34	17
TOTAL CONTRACTS	1.64	25
CLEANING	.58	21
REPAIR/MAINT	.82	25
RDS/GROUNDS	.09	21
SECURITY	.06	10
ADMINISTRATIVE	.21	21

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	136,329 SQ. FT.				136,329 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					13.79	16.27		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	13.79	16.27						
MISCELLANEOUS	2	.01	.01						
TOTAL INCOME	3	13.80	16.29						
EXPENSE									
CLEANING	3	.92	1.06			.92	1.06		
REPAIR-MAINT	3	.56	.57			.56	.57		
UTILITIES	3	[illegible]	1.77			1.57	1.77		
RDS/GRNDS/SEC	3	[illegible]	.44			.42	.44		
ADMINISTRATIVE	3	.92	.86			.92	.86		
TOTAL OPER EXP	3	4.38	4.66			4.38	4.66		
FIXED EXPENSES	3	1.37	1.31			1.37	1.31		
TOTAL OPER+FIX	3	5.74	6.14			5.74	6.14		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	3	2.17	2.32						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12787	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	132	2
AVG % OFFICE OCCUPANCY	84.4	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	19.90	2
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.92	3
PAYROLL		
CONTRACT	.64	3
SUP/MAT/MISC	.11	3
TRASH REMOVAL	.17	3
REPR/MAINT TOTAL	.56	3
PAYROLL		
ELEVATOR	.11	2
HVAC	.07	3
ELECTRICAL	.13	3
STRUCT/ROOF		
PLUMBING	.02	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.18	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.57	3
ELECTRICAL	1.34	3
GAS	.19	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	3
RDS/GNDS/SEC TOTAL	.42	3
RDS/GNDS TOTAL	.41	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.30	3
RDS/GNDS OTHER	.16	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.92	3
PAYROLL		
MGMT FEES	.84	3
PROF FEES	.07	3
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.40	2
REAL ESTATE TAX	1.17	2
BUILDING INS	.52	3
PERS PROP TAX	.10	2
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	2.17	3
CLEANING	.64	3
REPAIR/MAINT	.31	3
RDS/GROUNDS	.30	3
SECURITY		
ADMINISTRATIVE	.91	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Honolulu, HI

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	16 BLDS	2,544,091 SQ. FT.				2,306,026 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					17.30	17.48	7.46	21.11
RETAIL AREA	4	26.84	26.42						
OTHER AREA									
TOTAL RENT	11	15.60	19.61	9.96	21.66				
MISCELLANEOUS	10	1.24	.16	.01	1.55				
TOTAL INCOME	11	16.80	20.80	10.78	22.36				
EXPENSE									
CLEANING	16	1.02	1.05	.86	1.16	1.06	1.05	.72	1.26
REPAIR-MAINT	16	1.20	1.10	.90	1.50	1.25	1.12	.92	1.56
UTILITIES	15	1.73	1.87	1.71	1.99	1.74	1.87	1.71	1.99
RDS/GRNDS/SEC	15	.28	.24	.17	.43	.29	.24	.17	.47
ADMINISTRATIVE	16	.73	.69	.54	.85	.76	.75	.54	.96
TOTAL OPER EXP	15	4.83	5.15	3.88	5.62	5.16	5.22	4.27	6.43
FIXED EXPENSES	16	1.40	1.77	1.28	2.04	1.49	1.77	1.28	2.22
TOTAL OPER + FIX	15	6.44	6.84	5.55	7.90	6.66	6.84	5.93	8.48
LEASING EXP	11	.17	.06	.05	.37				
TOTAL PAYROLL	12	.83	.56	.45	.97				
TOTAL CONTRACT	15	1.75	1.85	1.01	2.48				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	425	16
AVG SQFT/RETAIL TENANT	1655	8
AVG SQFT/OFFICE WORKER	201	14
AVG % OFFICE OCCUPANCY	97.6	16
AVG % RETAIL OCCUPANCY	90.7	10
AVG $ RATE YR-END RENT	25.53	14
RENTABLE/GROSS SQFT	.86	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.94	14
PAYROLL	.97	3
CONTRACT	.86	13
SUP/MAT/MISC	.12	14
TRASH REMOVAL	.04	14
REPR/MAINT TOTAL	1.10	13
PAYROLL	.31	9
ELEVATOR	.25	13
HVAC	.17	13
ELECTRICAL	.17	11
STRUCT/ROOF	.15	4
PLUMBING	.03	7
FIRE/LIFE SFTY	.02	8
OTHER MAINT/SUP	.27	12

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.73	14
ELECTRICAL	1.67	13
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	11
RDS/GNDS/SEC TOTAL	.28	14
RDS/GNDS TOTAL	.04	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	6
RDS/GNDS OTHER	.07	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.26	13
SEC PAYROLL	.19	6
SEC CONTRACTS	.22	10
SEC OTHER	.11	3
ADMIN TOTAL	.75	16
PAYROLL	.32	7
MGMT FEES	.62	10
PROF FEES	.04	10
GEN OFC EXP	.08	11
OTHER ADM EXP	.04	9

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.47	14
REAL ESTATE TAX	1.03	14
BUILDING INS	.39	13
PERS PROP TAX		
OTHER TAX	.34	8
LEASING EXPENSES	.16	10
ADV/PROMOTION	.02	5
COMMISSIONS	.11	9
PROF FEES	.01	3
TENANT ALTS	.13	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.83	12
CLEANING	.97	3
REPAIR/MAINT	.31	9
RDS/GROUNDS		
SECURITY	.19	6
ADMINISTRATIVE	.32	7
TOTAL CONTRACTS	1.76	15
CLEANING	.86	13
REPAIR/MAINT	.63	13
RDS/GROUNDS	.04	6
SECURITY	.22	10
ADMINISTRATIVE	.56	13

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	366,203 SQ. FT.				360,165 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					17.45	17.46		
RETAIL AREA	2	26.97	46.69						
OTHER AREA									
TOTAL RENT	5	19.00	20.79	14.04	23.02				
MISCELLANEOUS	4	1.40	.13	.01	2.24				
TOTAL INCOME	5	20.18	21.71	15.72	23.14				
EXPENSE									
CLEANING	6	.79	.78	.53	1.10	.82	.79	.56	1.10
REPAIR-MAINT	6	1.15	.97	.90	1.88	1.19	1.01	.90	2.06
UTILITIES	6	1.84	1.82	1.74	2.05	1.86	1.82	1.74	2.21
RDS/GRNDS/SEC	5	.34	.24	.12	.62	.35	.24	.12	.66
ADMINISTRATIVE	6	.71	.78	.67	.85	.74	.83	.67	.96
TOTAL OPER EXP	6	4.76	4.68	3.83	5.86	4.99	4.83	4.21	6.43
FIXED EXPENSES	6	2.04	2.01	1.78	2.27	2.14	2.10	1.78	2.30
TOTAL OPER + FIX	6	6.80	6.70	5.76	8.21	7.13	6.82	5.99	8.91
LEASING EXP	6	.29	.10	.05	.50				
TOTAL PAYROLL	5	.53	.46	.40	.75				
TOTAL CONTRACT	5	1.86	1.86	1.12	2.41				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2349	6
AVG SQFT/RETAIL TENANT	1363	4
AVG SQFT/OFFICE WORKER	152	6
AVG % OFFICE OCCUPANCY	92.7	6
AVG % RETAIL OCCUPANCY	93.8	4
AVG $ RATE YR-END RENT	20.59	6
RENTABLE/GROSS SQFT	.89	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.84	5
PAYROLL		
CONTRACT	.62	5
SUP/MAT/MISC	.12	5
TRASH REMOVAL	.06	5
REPR/MAINT TOTAL	1.08	4
PAYROLL	.39	3
ELEVATOR	.14	4
HVAC	.29	4
ELECTRICAL	.07	3
STRUCT/ROOF	.07	2
PLUMBING	.08	2
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.31	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.83	6
ELECTRICAL	1.71	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	4
RDS/GNDS/SEC TOTAL	.36	4
RDS/GNDS TOTAL	.12	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.14	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.29	4
SEC PAYROLL		
SEC CONTRACTS	.12	4
SEC OTHER	.06	2
ADMIN TOTAL	.86	5
PAYROLL	.31	2
MGMT FEES	.79	3
PROF FEES	.22	2
GEN OFC EXP	.09	5
OTHER ADM EXP	.01	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.06	5
REAL ESTATE TAX	1.26	5
BUILDING INS	.37	5
PERS PROP TAX		
OTHER TAX	.55	4
LEASING EXPENSES	.33	5
ADV/PROMOTION	.02	2
COMMISSIONS	.21	4
PROF FEES		
TENANT ALTS	.37	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.53	6
CLEANING		
REPAIR/MAINT	.39	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.31	2
TOTAL CONTRACTS	1.85	5
CLEANING	.62	5
REPAIR/MAINT	.54	4
RDS/GROUNDS	.14	2
SECURITY	.12	4
ADMINISTRATIVE	.60	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Honolulu, HI

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	646,903 SQ. FT.				606,375 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	11.57	11.74						
MISCELLANEOUS	2	.04	.04						
TOTAL INCOME	2	11.61	11.78						
EXPENSE									
CLEANING	4	1.05	1.10	.99	1.13	1.08	1.10	.99	1.18
REPAIR-MAINT	4	.90	1.10	.72	1.12	.92	1.12	.73	1.17
UTILITIES	4	1.81	1.79	1.71	1.91	1.81	1.79	1.71	1.91
RDS/GRNDS/SEC	4	.37	.37	.26	.50	.39	.41	.26	.57
ADMINISTRATIVE	4	.69	.61	.56	.83	.73	.84	.56	.96
TOTAL OPER EXP	4	4.82	5.15	4.45	5.26	5.13	5.39	4.45	6.07
FIXED EXPENSES	4	1.27	1.25	.56	2.09	1.35	1.26	.59	2.33
TOTAL OPER+FIX	4	6.09	6.40	5.08	7.30	6.48	6.67	5.35	8.09
LEASING EXP									
TOTAL PAYROLL	4	.76	.62	.50	.86				
TOTAL CONTRACT	4	1.83	2.35	1.32	2.48				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2087	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	204	4
AVG % OFFICE OCCUPANCY	99.0	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	22.56	3
RENTABLE/GROSS SQFT	.83	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.06	4
PAYROLL		
CONTRACT	.69	4
SUP/MAT/MISC	.13	4
TRASH REMOVAL	.03	4
REPR/MAINT TOTAL	.90	4
PAYROLL	.20	4
ELEVATOR	.21	4
HVAC	.20	4
ELECTRICAL	.03	3
STRUCT/ROOF	.19	2
PLUMBING	.03	2
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.15	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.81	4
ELECTRICAL	1.73	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	4
RDS/GNDS/SEC TOTAL	.37	4
RDS/GNDS TOTAL	.05	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.32	4
SEC PAYROLL	.16	3
SEC CONTRACTS	.21	3
SEC OTHER		
ADMIN TOTAL	.69	4
PAYROLL	.31	3
MGMT FEES	.48	3
PROF FEES	.04	4
GEN OFC EXP	.01	4
OTHER ADM EXP	.03	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.62	3
REAL ESTATE TAX	.94	3
BUILDING INS	.40	4
PERS PROP TAX		
OTHER TAX	.25	3
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.76	4
CLEANING		
REPAIR/MAINT	.20	4
RDS/GROUNDS		
SECURITY	.16	3
ADMINISTRATIVE	.31	3
TOTAL CONTRACTS	1.83	4
CLEANING	.69	4
REPAIR/MAINT	.55	4
RDS/GROUNDS	.06	2
SECURITY	.21	3
ADMINISTRATIVE	.41	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	523,997 SQ. FT.				457,036 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					22.49	21.90	12.80	25.61
RETAIL AREA	3	20.01	13.25						
OTHER AREA									
TOTAL RENT	5	21.97	21.90	12.59	24.89				
MISCELLANEOUS	4	1.94	1.81	.80	4.37				
TOTAL INCOME	5	23.56	22.07	15.67	26.69				
EXPENSE									
CLEANING	5	.97	.88	.67	1.44	1.09	.99	.83	1.46
REPAIR-MAINT	4	1.29	.88	.62	1.27	1.39	.75	.69	1.38
UTILITIES	5	2.20	2.20	1.79	2.56	2.25	2.56	1.91	2.61
RDS/GRNDS/SEC	5	.96	.43	.23	1.21	1.10	.57	.25	1.42
ADMINISTRATIVE	5	.85	.77	.36	1.09	.96	.94	.44	1.18
TOTAL OPER EXP	4	6.06	5.46	4.32	6.42	6.72	5.97	4.96	7.02
FIXED EXPENSES	5	1.83	2.11	1.57	2.39	2.09	2.41	1.78	2.71
TOTAL OPER+FIX	4	8.13	7.62	6.70	8.31	8.96	8.24	7.67	9.10
LEASING EXP	5	1.20	.83	.31	1.56				
TOTAL PAYROLL	3	1.00	.80						
TOTAL CONTRACT	5	2.18	1.62	1.51	2.46				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1880	5
AVG SQFT/RETAIL TENANT	2469	4
AVG SQFT/OFFICE WORKER	148	5
AVG % OFFICE OCCUPANCY	92.0	5
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	28.86	5
RENTABLE/GROSS SQFT	.82	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.97	5
PAYROLL		
CONTRACT	.73	4
SUP/MAT/MISC	.10	4
TRASH REMOVAL	.06	4
REPR/MAINT TOTAL	1.29	4
PAYROLL	.47	2
ELEVATOR	.24	4
HVAC	.21	4
ELECTRICAL	.07	2
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.37	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.20	5
ELECTRICAL	2.04	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	4
RDS/GNDS/SEC TOTAL	.96	5
RDS/GNDS TOTAL	.46	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	4
RDS/GNDS OTHER	.45	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.61	4
SEC PAYROLL		
SEC CONTRACTS	.61	4
SEC OTHER		
ADMIN TOTAL	.85	5
PAYROLL	.41	2
MGMT FEES	.57	4
PROF FEES	.09	4
GEN OFC EXP	.03	2
OTHER ADM EXP	.17	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.83	5
REAL ESTATE TAX	1.46	5
BUILDING INS	.28	5
PERS PROP TAX		
OTHER TAX	.81	2
LEASING EXPENSES	1.20	5
ADV/PROMOTION	.00	2
COMMISSIONS	.28	4
PROF FEES		
TENANT ALTS	1.22	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.00	3
CLEANING		
REPAIR/MAINT	.47	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.41	2
TOTAL CONTRACTS	2.18	5
CLEANING	.73	4
REPAIR/MAINT	.53	4
RDS/GROUNDS	.07	4
SECURITY	.61	4
ADMINISTRATIVE	.86	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Houston, TX

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	63 BLDS	22,323,869 SQ. FT.				21,625,718 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	31					12.32	10.80	4.70	12.90
RETAIL AREA	15	12.53	11.24	7.66	14.27				
OTHER AREA	9	42.12	9.54	5.45	148.84				
TOTAL RENT	32	12.88	12.04	5.22	13.73				
MISCELLANEOUS	23	.62	.06	.03	.46				
TOTAL INCOME	34	13.06	11.98	5.02	13.87				
EXPENSE									
CLEANING	37	.73	.67	.58	.81	.74	.70	.60	.82
REPAIR-MAINT	63	1.21	.80	.32	1.16	1.23	.82	.32	1.19
UTILITIES	50	1.56	1.38	1.09	1.94	1.58	1.40	1.11	1.94
RDS/GRNDS/SEC	49	.37	.32	.18	.48	.38	.35	.18	.48
ADMINISTRATIVE	47	.70	.59	.39	.84	.72	.62	.42	.86
TOTAL OPER EXP	36	4.48	4.25	3.71	4.85	4.63	4.30	3.82	5.20
FIXED EXPENSES	48	1.77	1.44	.63	1.88	1.83	1.53	.63	1.96
TOTAL OPER + FIX	33	6.30	5.86	5.06	6.62	6.53	6.01	5.29	6.69
LEASING EXP	55	.79	.24	.10	.42				
TOTAL PAYROLL	31	.77	.65	.47	.94				
TOTAL CONTRACT	46	1.63	1.59	.82	1.91				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19934	43
AVG SQFT/RETAIL TENANT	3361	17
AVG SQFT/OFFICE WORKER	327	22
AVG % OFFICE OCCUPANCY	86.2	58
AVG % RETAIL OCCUPANCY	90.6	17
AVG $ RATE YR-END RENT	13.61	36
RENTABLE/GROSS SQFT	.89	41

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.73	30
PAYROLL	.34	12
CONTRACT	.49	26
SUP/MAT/MISC	.09	27
TRASH REMOVAL	.02	27
REPR/MAINT TOTAL	1.24	46
PAYROLL	.33	22
ELEVATOR	.24	33
HVAC	.19	43
ELECTRICAL	.13	28
STRUCT/ROOF	.16	14
PLUMBING	.03	28
FIRE/LIFE SFTY	.03	18
OTHER MAINT/SUP	.36	41

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.56	46
ELECTRICAL	1.29	43
GAS	.06	26
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	1.02	2
COAL		
WATER/SEWER	.13	43
RDS/GNDS/SEC TOTAL	.38	32
RDS/GNDS TOTAL	.06	18
RDS/GNDS PAYRL	.05	2
RDS/GNDS CONTR	.05	16
RDS/GNDS OTHER	.07	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.36	26
SEC PAYROLL	.35	6
SEC CONTRACTS	.30	26
SEC OTHER	.03	14
ADMIN TOTAL	.70	30
PAYROLL	.30	26
MGMT FEES	.36	18
PROF FEES	.18	9
GEN OFC EXP	.06	17
OTHER ADM EXP	.12	19

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.87	29
REAL ESTATE TAX	1.66	29
BUILDING INS	.19	29
PERS PROP TAX	.11	5
OTHER TAX	.03	10
LEASING EXPENSES	.82	36
ADV/PROMOTION	.04	9
COMMISSIONS	.25	31
PROF FEES	.01	2
TENANT ALTS	.90	22
BUY-OUTS		
OTHER LEASING	.07	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.77	31
CLEANING	.34	12
REPAIR/MAINT	.33	22
RDS/GROUNDS	.05	2
SECURITY	.35	6
ADMINISTRATIVE	.30	28
TOTAL CONTRACTS	1.63	46
CLEANING	.49	28
REPAIR/MAINT	.67	45
RDS/GROUNDS	.05	18
SECURITY	.30	28
ADMINISTRATIVE	.41	19

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	320,261 SQ. FT.				306,066 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					3.97	3.91	3.69	4.25
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	4.20	3.91	3.69	4.61				
MISCELLANEOUS	4	.25	.02	.01	.43				
TOTAL INCOME	4	4.46	3.93	3.71	5.04				
EXPENSE									
CLEANING									
REPAIR-MAINT	4	.40	.16	.15	.59	.42	.16	.15	.66
UTILITIES									
RDS/GRNDS/SEC	4	.25	.16	.14	.34	.27	.16	.14	.39
ADMINISTRATIVE	4	.79	.48	.48	1.04	.83	.48	.46	1.16
TOTAL OPER EXP									
FIXED EXPENSES	4	.55	.40	.36	.69	.56	.40	.36	.78
TOTAL OPER + FIX									
LEASING EXP	4	.20	.20	.16	.24				
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2418	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	72.7	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	5.80	4
RENTABLE/GROSS SQFT	1.00	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Houston, TX

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	1,861,896 SQ. FT.				1,652,467 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					12.08	12.64		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	12.99	13.71						
MISCELLANEOUS	2	.38	.33						
TOTAL INCOME	4	9.34	10.37	6.64	14.03				
EXPENSE									
CLEANING	8	.86	.67	.55	.86	.87	.70	.55	.86
REPAIR-MAINT	9	.60	.69	.21	1.00	.60	.69	.21	1.00
UTILITIES	8	1.56	1.42	1.23	1.86	1.57	1.49	1.23	1.86
RDS/GRNDS/SEC	7	.50	.41	.23	.56	.50	.41	.25	.56
ADMINISTRATIVE	7	.63	.56	.37	.88	.64	.56	.37	.92
TOTAL OPER EXP	8	3.97	4.35	3.00	4.64	3.99	4.35	3.00	4.87
FIXED EXPENSES	7	1.02	1.40	.56	1.49	1.02	1.40	.56	1.56
TOTAL OPER+FIX	6	5.69	5.90	5.24	6.10	5.74	5.90	5.24	6.67
LEASING EXP	7	.63	.14	.03	.52				
TOTAL PAYROLL	6	1.11	.75	.25	.92				
TOTAL CONTRACT	8	1.02	1.06	.26	1.77				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6956	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	263	3
AVG % OFFICE OCCUPANCY	81.1	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.06	4
RENTABLE/GROSS SQFT	.93	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.99	6
PAYROLL	1.16	2
CONTRACT	.58	5
SUP/MAT/MISC	.16	5
TRASH REMOVAL	.03	5
REPR/MAINT TOTAL	.59	7
PAYROLL	.33	3
ELEVATOR	.16	7
HVAC	.11	7
ELECTRICAL	.02	5
STRUCT/ROOF		
PLUMBING	.02	5
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.16	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.56	8
ELECTRICAL	1.31	7
GAS	.06	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.16	7
RDS/GNDS/SEC TOTAL	.53	6
RDS/GNDS TOTAL	.08	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.08	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.54	5
SEC PAYROLL	.62	2
SEC CONTRACTS	.27	5
SEC OTHER	.01	3
ADMIN TOTAL	.65	6
PAYROLL	.33	6
MGMT FEES	.41	4
PROF FEES		
GEN OFC EXP	.02	2
OTHER ADM EXP	.09	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.37	6
REAL ESTATE TAX	1.23	5
BUILDING INS	.14	6
PERS PROP TAX		
OTHER TAX	.06	2
LEASING EXPENSES	.67	6
ADV/PROMOTION	.03	3
COMMISSIONS	.26	4
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.11	6
CLEANING	1.16	2
REPAIR/MAINT	.33	3
RDS/GROUNDS		
SECURITY	.62	2
ADMINISTRATIVE	.33	6
TOTAL CONTRACTS	1.02	8
CLEANING	.58	5
REPAIR/MAINT	.30	7
RDS/GROUNDS	.08	4
SECURITY	.27	5
ADMINISTRATIVE	.41	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	3,735,521 SQ. FT.				3,650,625 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					10.42	10.80	9.18	11.62
RETAIL AREA	2	11.07	9.65						
OTHER AREA	2	76.63	490.01						
TOTAL RENT	4	11.50	11.56	9.26	13.47				
MISCELLANEOUS	3	.14	.03						
TOTAL INCOME	4	11.61	11.58	9.45	13.48				
EXPENSE									
CLEANING	9	.74	.67	.56	.89	.76	.69	.59	.89
REPAIR-MAINT	9	1.26	.93	.65	1.54	1.30	1.02	.65	1.54
UTILITIES	9	1.81	1.75	1.21	2.43	1.84	1.77	1.26	2.43
RDS/GRNDS/SEC	9	.48	.48	.31	.60	.49	.48	.33	.60
ADMINISTRATIVE	8	.65	.76	.46	.90	.67	.79	.49	.90
TOTAL OPER EXP	9	4.99	4.50	4.09	5.70	5.10	4.50	4.16	5.70
FIXED EXPENSES	8	1.50	1.42	.93	1.64	1.54	1.43	.96	1.72
TOTAL OPER+FIX	8	6.42	5.40	4.99	7.05	6.56	5.62	5.17	7.10
LEASING EXP	7	.25	.14	.05	.31				
TOTAL PAYROLL	9	.78	.64	.53	.82				
TOTAL CONTRACT	9	1.32	1.49	.47	2.01				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	29353	7
AVG SQFT/RETAIL TENANT	3161	3
AVG SQFT/OFFICE WORKER	285	5
AVG % OFFICE OCCUPANCY	85.1	7
AVG % RETAIL OCCUPANCY	92.6	3
AVG $ RATE YR-END RENT	13.67	3
RENTABLE/GROSS SQFT	.90	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.76	9
PAYROLL	.41	4
CONTRACT	.48	7
SUP/MAT/MISC	.08	8
TRASH REMOVAL	.02	7
REPR/MAINT TOTAL	1.28	9
PAYROLL	.41	6
ELEVATOR	.19	9
HVAC	.18	7
ELECTRICAL	.11	7
STRUCT/ROOF	.01	3
PLUMBING	.03	7
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.62	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.81	9
ELECTRICAL	1.51	7
GAS	.04	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	7
RDS/GNDS/SEC TOTAL	.48	9
RDS/GNDS TOTAL	.05	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	4
RDS/GNDS OTHER	.11	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.50	7
SEC PAYROLL		
SEC CONTRACTS	.42	7
SEC OTHER	.01	4
ADMIN TOTAL	.65	8
PAYROLL	.36	6
MGMT FEES	.22	4
PROF FEES		
GEN OFC EXP	.02	3
OTHER ADM EXP	.14	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.68	7
REAL ESTATE TAX	1.37	7
BUILDING INS	.25	8
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.25	7
ADV/PROMOTION	.01	2
COMMISSIONS	.21	3
PROF FEES		
TENANT ALTS	.38	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.78	9
CLEANING	.41	4
REPAIR/MAINT	.41	6
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.35	6
TOTAL CONTRACTS	1.32	9
CLEANING	.48	7
REPAIR/MAINT	.45	9
RDS/GROUNDS	.05	4
SECURITY	.42	7
ADMINISTRATIVE	.24	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Houston, TX

DOWNTOWN MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	13 BLDS	14,577,770 SQ. FT.				14,063,901 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					12.91	12.90	11.72	14.77
RETAIL AREA	9	10.21	10.83	5.91	14.25				
OTHER AREA	5	41.17	11.19	7.12	148.84				
TOTAL RENT	12	13.41	13.40	12.59	14.34				
MISCELLANEOUS	5	.67	.44	.08	1.14				
TOTAL INCOME	12	13.72	13.40	12.59	14.64				
EXPENSE									
CLEANING	13	.71	.74	.60	.80	.73	.75	.61	.82
REPAIR-MAINT	13	1.34	1.00	.80	1.77	1.36	1.03	.81	1.78
UTILITIES	13	1.53	1.38	1.11	2.18	1.55	1.40	1.11	2.23
RDS/GRNDS/SEC	13	.35	.39	.26	.44	.36	.39	.27	.45
ADMINISTRATIVE	13	.75	.64	.45	1.05	.78	.64	.46	1.08
TOTAL OPER EXP	12	4.43	3.99	3.71	4.85	4.61	4.06	3.74	5.04
FIXED EXPENSES	13	1.94	1.90	1.80	2.03	2.02	1.97	1.83	2.08
TOTAL OPER+FIX	12	6.38	5.94	5.65	6.78	6.61	6.06	5.72	7.05
LEASING EXP	9	1.11	.26	.24	2.54				
TOTAL PAYROLL	13	.77	.57	.44	1.07				
TOTAL CONTRACT	13	1.83	1.78	1.38	2.13				

OCCUPANCY INFO.	AVERAGE	BLDS
AVG SQFT/OFFICE TENANT	25620	12
AVG SQFT/RETAIL TENANT	3381	10
AVG SQFT/OFFICE WORKER	336	10
AVG % OFFICE OCCUPANCY	86.4	12
AVG % RETAIL OCCUPANCY	87.7	10
AVG $ RATE YR-END RENT	13.83	9
RENTABLE/GROSS SQFT	.89	11

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.71	13	**UTILITIES TOTAL**	1.53	13	SECURITY TOTAL	.33	12	**FIXED EXP TOTAL**	1.94	13	**TOTAL PAYROLL**	.77	13
PAYROLL	.26	6	ELECTRICAL	1.25	13	SEC PAYROLL	.29	3	REAL ESTATE TAX	1.75	13	CLEANING	.26	6
CONTRACT	.48	13	GAS	.06	12	SEC CONTRACTS	.29	10	BUILDING INS	.18	12	REPAIR/MAINT	.32	10
SUP/MAT/MISC	.06	12	FUEL OIL			SEC OTHER	.04	7	PERS PROP TAX	.11	3	RDS/GROUNDS	.05	2
TRASH REMOVAL	.02	12	PURCH STEAM			**ADMIN TOTAL**	.75	13	OTHER TAX	.01	4	SECURITY	.29	3
REPR/MAINT TOTAL	1.34	13	PURCH CH WTR			PAYROLL	.31	13	**LEASING EXPENSES**	1.11	9	ADMINISTRATIVE	.31	13
PAYROLL	.32	10	COAL			MGMT FEES	.39	7	ADV/PROMOTION			**TOTAL CONTRACTS**	1.83	13
ELEVATOR	.27	13	WATER/SEWER	.14	13	PROF FEES	.23	5	COMMISSIONS	.28	9	CLEANING	.48	13
HVAC	.22	13	**RDS/GNDS/SEC TOTAL**	.35	13	GEN OFC EXP	.07	9	PROF FEES	.01	2	REPAIR/MAINT	.80	13
ELECTRICAL	.15	13	RDS/GNDS TOTAL	.06	8	OTHER ADM EXP	.13	9	TENANT ALTS	.96	5	RDS/GROUNDS	.04	6
STRUCT/ROOF	.18	9	RDS/GNDS PAYRL	.05	2				BUY-OUTS			SECURITY	.29	10
PLUMBING	.03	13	RDS/GNDS CONTR	.04	6				OTHER LEASING	.07	4	ADMINISTRATIVE	.51	8
FIRE/LIFE SFTY	.03	10	RDS/GNDS OTHER											
OTHER MAINT/SUP	.33	11												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	141 BLDS	28,615,343 SQ. FT.				28,367,744 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	136					11.81	9.62	6.96	12.69
RETAIL AREA	15	10.92	9.31	6.50	19.44				
OTHER AREA									
TOTAL RENT	137	11.78	9.65	6.94	12.74				
MISCELLANEOUS	99	1.31	.14	.06	.52				
TOTAL INCOME	137	12.85	9.95	7.11	13.03				
EXPENSE									
CLEANING	140	.61	.61	.52	.69	.61	.61	.52	.69
REPAIR-MAINT	141	.80	.67	.52	.85	.80	.67	.53	.85
UTILITIES	137	1.46	1.37	1.16	1.66	1.46	1.37	1.16	1.66
RDS/GRNDS/SEC	139	.41	.38	.29	.51	.41	.39	.29	.52
ADMINISTRATIVE	140	.71	.72	.54	.96	.72	.73	.55	.97
TOTAL OPER EXP	136	4.00	3.96	3.41	4.44	4.04	3.97	3.44	4.47
FIXED EXPENSES	141	1.50	1.34	1.09	1.57	1.52	1.36	1.09	1.58
TOTAL OPER+FIX	136	5.50	5.15	4.64	5.85	5.55	5.20	4.66	5.87
LEASING EXP	120	.82	.52	.24	1.20				
TOTAL PAYROLL	116	.59	.49	.36	.74				
TOTAL CONTRACT	129	1.46	1.52	1.22	1.82				

OCCUPANCY INFO.	AVERAGE	BLDS
AVG SQFT/OFFICE TENANT	8131	137
AVG SQFT/RETAIL TENANT	1621	20
AVG SQFT/OFFICE WORKER	306	96
AVG % OFFICE OCCUPANCY	80.7	139
AVG % RETAIL OCCUPANCY	75.3	20
AVG $ RATE YR-END RENT	12.68	131
RENTABLE/GROSS SQFT	.96	109

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.61	126	**UTILITIES TOTAL**	1.46	123	SECURITY TOTAL	.28	116	**FIXED EXP TOTAL**	1.52	122	**TOTAL PAYROLL**	.59	116
PAYROLL	.21	32	ELECTRICAL	1.16	123	SEC PAYROLL	.42	11	REAL ESTATE TAX	1.36	122	CLEANING	.21	32
CONTRACT	.44	126	GAS	.04	43	SEC CONTRACTS	.26	110	BUILDING INS	.14	116	REPAIR/MAINT	.26	85
SUP/MAT/MISC	.07	104	FUEL OIL			SEC OTHER	.07	25	PERS PROP TAX	.15	20	RDS/GROUNDS	.06	8
TRASH REMOVAL	.03	100	PURCH STEAM			**ADMIN TOTAL**	.73	127	OTHER TAX	.07	32	SECURITY	.42	11
REPR/MAINT TOTAL	.81	138	PURCH CH WTR	.86	14	PAYROLL	.25	104	**LEASING EXPENSES**	.89	106	ADMINISTRATIVE	.25	104
PAYROLL	.26	85	COAL			MGMT FEES	.36	106	ADV/PROMOTION	.00	54	**TOTAL CONTRACTS**	1.46	129
ELEVATOR	.18	109	WATER/SEWER	.11	122	PROF FEES	.08	72	COMMISSIONS	.31	97	CLEANING	.44	126
HVAC	.11	116	**RDS/GNDS/SEC TOTAL**	.42	126	GEN OFC EXP	.06	86	PROF FEES	.08	26	REPAIR/MAINT	.34	127
ELECTRICAL	.04	101	RDS/GNDS TOTAL	.15	119	OTHER ADM EXP	.10	90	TENANT ALTS	.81	73	RDS/GROUNDS	.13	113
STRUCT/ROOF	.05	74	RDS/GNDS PAYRL	.08	8				BUY-OUTS	.06	3	SECURITY	.26	110
PLUMBING	.02	106	RDS/GNDS CONTR	.13	113				OTHER LEASING	.14	43	ADMINISTRATIVE	.41	113
FIRE/LIFE SFTY	.01	56	RDS/GNDS OTHER	.06	53									
OTHER MAINT/SUP	.26	125												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Houston, TX

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	11 BLDS	362,945 SQ. FT.				362,945 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					8.65	8.65	6.00	9.63
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10	8.65	8.65	6.00	9.63				
MISCELLANEOUS	7	.22	.05	.04	.36				
TOTAL INCOME	10	8.80	8.77	6.66	9.86				
EXPENSE									
CLEANING	11	.65	.64	.54	.72	.65	.64	.54	.72
REPAIR-MAINT	11	.76	.62	.46	1.22	.76	.62	.46	1.22
UTILITIES	11	1.56	1.60	1.31	1.87	1.56	1.60	1.31	1.87
RDS/GRNDS/SEC	11	.54	.51	.36	.65	.54	.51	.36	.65
ADMINISTRATIVE	11	.78	.79	.54	.93	.78	.79	.54	.93
TOTAL OPER EXP	11	4.31	4.54	3.86	4.73	4.31	4.54	3.86	4.73
FIXED EXPENSES	11	1.10	1.27	.99	1.36	1.10	1.27	.99	1.36
TOTAL OPER+FIX	11	5.23	5.12	4.54	6.06	5.23	5.12	4.54	6.06
LEASING EXP	8	.86	.38	.32	.98				
TOTAL PAYROLL	7	.51	.48	.31	.66				
TOTAL CONTRACT	11	1.81	1.79	1.67	2.02				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2318	11
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	183	7
AVG % OFFICE OCCUPANCY	83.7	11
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.83	10
RENTABLE/GROSS SQFT	.96	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.65	11
PAYROLL		
CONTRACT	.52	11
SUP/MAT/MISC	.07	9
TRASH REMOVAL	.03	9
REPR/MAINT TOTAL	.76	11
PAYROLL	.40	4
ELEVATOR	.05	7
HVAC	.21	11
ELECTRICAL	.05	11
STRUCT/ROOF	.04	9
PLUMBING	.02	11
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.26	11

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.58	11
ELECTRICAL	1.44	11
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	11
RDS/GNDS/SEC TOTAL	.54	11
RDS/GNDS TOTAL	.34	11
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.26	11
RDS/GNDS OTHER	.19	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.20	11
SEC PAYROLL		
SEC CONTRACTS	.18	11
SEC OTHER	.11	3
ADMIN TOTAL	.78	11
PAYROLL	.26	6
MGMT FEES	.44	11
PROF FEES	.12	6
GEN OFC EXP	.08	6
OTHER ADM EXP	.09	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.27	9
REAL ESTATE TAX	1.14	9
BUILDING INS	.13	9
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.86	7
ADV/PROMOTION	.06	5
COMMISSIONS	.37	5
PROF FEES	.05	3
TENANT ALTS	.29	2
BUY-OUTS		
OTHER LEASING	.34	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.51	7
CLEANING		
REPAIR/MAINT	.40	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.26	6
TOTAL CONTRACTS	1.81	11
CLEANING	.52	11
REPAIR/MAINT	.34	11
RDS/GROUNDS	.26	11
SECURITY	.18	11
ADMINISTRATIVE	.51	11

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	26 BLDS	1,897,862 SQ. FT.				1,884,473 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	23					8.96	9.03	7.47	11.03
RETAIL AREA									
OTHER AREA									
TOTAL RENT	24	9.31	9.35	7.47	11.99				
MISCELLANEOUS	15	.21	.12	.07	.28				
TOTAL INCOME	24	9.44	9.63	7.56	12.16				
EXPENSE									
CLEANING	25	.66	.64	.62	.78	.66	.64	.62	.78
REPAIR-MAINT	26	.73	.72	.62	.94	.73	.72	.62	.94
UTILITIES	26	1.48	1.48	1.15	1.77	1.48	1.48	1.15	1.77
RDS/GRNDS/SEC	24	.49	.45	.35	.53	.50	.45	.35	.53
ADMINISTRATIVE	25	.92	.81	.53	1.15	.92	.81	.53	1.15
TOTAL OPER EXP	25	4.27	4.36	3.73	4.81	4.30	4.36	3.73	4.81
FIXED EXPENSES	26	1.34	1.26	1.00	1.48	1.35	1.26	1.03	1.56
TOTAL OPER+FIX	25	5.52	5.77	4.96	6.30	5.56	5.77	4.96	6.30
LEASING EXP	21	.91	.44	.26	1.06				
TOTAL PAYROLL	19	.61	.48	.36	.87				
TOTAL CONTRACT	24	1.67	1.67	1.45	2.06				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4121	24
AVG SQFT/RETAIL TENANT	3698	2
AVG SQFT/OFFICE WORKER	333	11
AVG % OFFICE OCCUPANCY	82.3	24
AVG % RETAIL OCCUPANCY	82.7	2
AVG $ RATE YR-END RENT	11.66	23
RENTABLE/GROSS SQFT	.95	20

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.66	23
PAYROLL	.34	2
CONTRACT	.56	22
SUP/MAT/MISC	.07	19
TRASH REMOVAL	.03	20
REPR/MAINT TOTAL	.72	24
PAYROLL	.35	11
ELEVATOR	.06	19
HVAC	.20	24
ELECTRICAL	.04	22
STRUCT/ROOF	.07	15
PLUMBING	.02	21
FIRE/LIFE SFTY	.02	10
OTHER MAINT/SUP	.22	23

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.49	24
ELECTRICAL	1.40	24
GAS	.05	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	24
RDS/GNDS/SEC TOTAL	.81	22
RDS/GNDS TOTAL	.22	22
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.16	22
RDS/GNDS OTHER	.12	12

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.30	21
SEC PAYROLL		
SEC CONTRACTS	.26	21
SEC OTHER	.15	7
ADMIN TOTAL	.84	23
PAYROLL	.44	15
MGMT FEES	.44	21
PROF FEES	.06	9
GEN OFC EXP	.07	14
OTHER ADM EXP	.25	13

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.35	23
REAL ESTATE TAX	1.21	23
BUILDING INS	.15	22
PERS PROP TAX	1.14	2
OTHER TAX		
LEASING EXPENSES	1.00	19
ADV/PROMOTION	.07	8
COMMISSIONS	.23	18
PROF FEES	.05	6
TENANT ALTS	.86	14
BUY-OUTS		
OTHER LEASING	.20	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.61	19
CLEANING	.34	2
REPAIR/MAINT	.36	11
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.44	15
TOTAL CONTRACTS	1.67	24
CLEANING	.56	22
REPAIR/MAINT	.36	24
RDS/GROUNDS	.16	22
SECURITY	.26	21
ADMINISTRATIVE	.47	21

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Houston, TX

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	47 BLDS	8,411,084 SQ. FT.				8,384,402 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	46					11.26	10.29	7.12	14.43
RETAIL AREA	5	11.90	15.43	4.07	20.66				
OTHER AREA									
TOTAL RENT	46	11.17	10.11	6.96	14.14				
MISCELLANEOUS	34	.32	.15	.07	.36				
TOTAL INCOME	46	11.42	10.16	7.33	15.03				
EXPENSE									
CLEANING	47	.64	.61	.56	.67	.64	.61	.56	.67
REPAIR-MAINT	47	.62	.57	.51	.67	.62	.57	.52	.67
UTILITIES	44	1.36	1.24	1.19	1.55	1.36	1.34	1.19	1.55
RDS/GRNDS/SEC	47	.43	.38	.30	.50	.43	.38	.30	.52
ADMINISTRATIVE	47	.76	.73	.58	.92	.76	.73	.58	.92
TOTAL OPER EXP	44	3.76	3.80	3.32	4.09	3.77	3.80	3.32	4.16
FIXED EXPENSES	47	1.40	1.39	1.18	1.58	1.40	1.39	1.18	1.58
TOTAL OPER+FIX	44	5.13	5.05	4.51	5.71	5.14	5.05	4.51	5.71
LEASING EXP	40	.96	.75	.20	1.31				
TOTAL PAYROLL	39	.53	.49	.38	.61				
TOTAL CONTRACT	41	1.56	1.54	1.26	1.89				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6245	46
AVG SQFT/RETAIL TENANT	287	7
AVG SQFT/OFFICE WORKER	319	34
AVG % OFFICE OCCUPANCY	78.4	47
AVG % RETAIL OCCUPANCY	44.3	7
AVG $ RATE YR-END RENT	11.74	44
RENTABLE/GROSS SQFT	.96	36

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.64	41
PAYROLL	.11	9
CONTRACT	.55	41
SUP/MAT/MISC	.05	26
TRASH REMOVAL	.03	29
REPR/MAINT TOTAL	.62	46
PAYROLL	.24	26
ELEVATOR	.11	40
HVAC	.11	34
ELECTRICAL	.04	31
STRUCT/ROOF	.03	18
PLUMBING	.02	31
FIRE/LIFE SFTY	.02	15
OTHER MAINT/SUP	.19	39

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.36	37
ELECTRICAL	1.12	37
GAS	.07	10
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	.56	6
COAL		
WATER/SEWER	.11	37
RDS/GNDS/SEC TOTAL	.46	41
RDS/GNDS TOTAL	.12	36
RDS/GNDS PAYRL	.08	4
RDS/GNDS CONTR	.10	35
RDS/GNDS OTHER	.04	21

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.33	41
SEC PAYROLL		
SEC CONTRACTS	.30	41
SEC OTHER	.10	10
ADMIN TOTAL	.76	41
PAYROLL	.33	37
MGMT FEES	.34	35
PROF FEES	.10	26
GEN OFC EXP	.08	27
OTHER ADM EXP	.06	33

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.41	36
REAL ESTATE TAX	1.20	36
BUILDING INS	.16	37
PERS PROP TAX	.26	8
OTHER TAX	.34	6
LEASING EXPENSES	1.11	34
ADV/PROMOTION	.03	20
COMMISSIONS	.41	31
PROF FEES	.11	14
TENANT ALTS	.97	23
BUY-OUTS	.08	3
OTHER LEASING	.12	17

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.53	39
CLEANING	.11	9
REPAIR/MAINT	.24	26
RDS/GROUNDS	.08	4
SECURITY		
ADMINISTRATIVE	.33	37
TOTAL CONTRACTS	1.56	41
CLEANING	.56	41
REPAIR/MAINT	.26	40
RDS/GROUNDS	.10	36
SECURITY	.30	41
ADMINISTRATIVE	.40	37

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	20 BLDS	6,374,610 SQ. FT.				5,303,235 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	20					10.00	10.09	7.81	12.57
RETAIL AREA	4	9.57	7.86	6.27	16.12				
OTHER AREA									
TOTAL RENT	20	10.01	10.00	7.86	12.39				
MISCELLANEOUS	17	.64	.53	.07	.76				
TOTAL INCOME	20	10.56	10.79	8.64	13.07				
EXPENSE									
CLEANING	20	.57	.56	.45	.63	.57	.56	.48	.63
REPAIR-MAINT	20	.80	.78	.71	.90	.81	.78	.71	.90
UTILITIES	19	1.30	1.23	1.03	1.42	1.30	1.23	1.03	1.42
RDS/GRNDS/SEC	20	.36	.31	.26	.37	.36	.31	.26	.39
ADMINISTRATIVE	20	.66	.64	.48	.86	.66	.64	.49	.86
TOTAL OPER EXP	19	3.73	3.70	3.24	4.01	3.77	3.73	3.29	4.03
FIXED EXPENSES	20	1.36	1.37	1.16	1.56	1.37	1.36	1.18	1.60
TOTAL OPER+FIX	19	5.12	4.96	4.64	5.56	5.17	4.96	4.69	5.56
LEASING EXP	20	.83	.61	.27	1.05				
TOTAL PAYROLL	20	.60	.48	.42	.72				
TOTAL CONTRACT	20	1.24	1.30	1.04	1.61				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9626	20
AVG SQFT/RETAIL TENANT	4261	5
AVG SQFT/OFFICE WORKER	298	16
AVG % OFFICE OCCUPANCY	77.7	20
AVG % RETAIL OCCUPANCY	83.4	5
AVG $ RATE YR-END RENT	11.67	16
RENTABLE/GROSS SQFT	.95	20

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.67	20
PAYROLL	.29	9
CONTRACT	.38	20
SUP/MAT/MISC	.06	16
TRASH REMOVAL	.02	17
REPR/MAINT TOTAL	.80	20
PAYROLL	.23	16
ELEVATOR	.20	19
HVAC	.06	17
ELECTRICAL	.03	12
STRUCT/ROOF	.06	8
PLUMBING	.02	14
FIRE/LIFE SFTY	.01	8
OTHER MAINT/SUP	.27	19

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.31	18
ELECTRICAL	1.07	18
GAS	.04	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	.84	3
COAL		
WATER/SEWER	.11	18
RDS/GNDS/SEC TOTAL	.36	20
RDS/GNDS TOTAL	.19	18
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	17
RDS/GNDS OTHER	.07	9

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.24	20
SEC PAYROLL		
SEC CONTRACTS	.24	19
SEC OTHER		
ADMIN TOTAL	.66	20
PAYROLL	.26	18
MGMT FEES	.29	16
PROF FEES	.07	7
GEN OFC EXP	.08	14
OTHER ADM EXP	.14	16

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.36	20
REAL ESTATE TAX	1.23	20
BUILDING INS	.12	20
PERS PROP TAX	.00	2
OTHER TAX	.03	5
LEASING EXPENSES	.83	20
ADV/PROMOTION	.03	7
COMMISSIONS	.29	17
PROF FEES		
TENANT ALTS	.74	14
BUY-OUTS		
OTHER LEASING	.20	7

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.60	20
CLEANING	.29	9
REPAIR/MAINT	.23	16
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.26	16
TOTAL CONTRACTS	1.34	20
CLEANING	.36	20
REPAIR/MAINT	.34	16
RDS/GROUNDS	.10	17
SECURITY	.24	19
ADMINISTRATIVE	.30	17

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Houston, TX

SUBURBAN MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	6,428,736 SQ. FT.				6,399,002 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					15.88	11.40	9.07	21.43
RETAIL AREA	3	8.87	7.83						
OTHER AREA									
TOTAL RENT	6	15.91	11.77	9.98	21.43				
MISCELLANEOUS	6	3.51	.58	.08	6.88				
TOTAL INCOME	6	19.42	12.34	9.99	28.31				
EXPENSE									
CLEANING	6	.59	.64	.47	.73	.59	.65	.47	.74
REPAIR-MAINT	6	.99	.67	.53	1.41	.99	.68	.54	1.41
UTILITIES	6	1.71	1.67	1.48	2.20	1.72	1.68	1.48	2.21
RDS/GRNDS/SEC	6	.39	.41	.30	.45	.39	.41	.30	.46
ADMINISTRATIVE	6	.66	.52	.36	.92	.66	.53	.36	.92
TOTAL OPER EXP	6	4.34	4.24	4.00	4.66	4.36	4.27	4.09	4.66
FIXED EXPENSES	6	1.84	1.80	1.53	2.13	1.85	1.82	1.53	2.13
TOTAL OPER+FIX	6	6.18	5.80	5.75	6.79	6.21	5.85	5.80	6.79
LEASING EXP	5	.66	.30	.18	1.33				
TOTAL PAYROLL	6	.55	.47	.33	.74				
TOTAL CONTRACT	6	1.48	1.49	1.33	1.64				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	21236	6
AVG SQFT/RETAIL TENANT	2801	4
AVG SQFT/OFFICE WORKER	309	4
AVG % OFFICE OCCUPANCY	86.1	6
AVG % RETAIL OCCUPANCY	70.2	4
AVG $ RATE YR-END RENT	16.10	6
RENTABLE/GROSS SQFT	.87	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.60	6
PAYROLL	.20	6
CONTRACT	.30	6
SUP/MAT/MISC	.07	6
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	.99	6
PAYROLL	.21	6
ELEVATOR	.29	6
HVAC	.11	3
ELECTRICAL	.01	3
STRUCT/ROOF	.07	3
PLUMBING	.01	4
FIRE/LIFE SFTY	.00	4
OTHER MAINT/SUP	.36	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.71	6
ELECTRICAL	1.16	6
GAS	.02	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	1.19	3
COAL		
WATER/SEWER	.11	6
RDS/GNDS/SEC TOTAL	.42	6
RDS/GNDS TOTAL	.15	5
RDS/GNDS PAYRL	.08	3
RDS/GNDS CONTR	.15	3
RDS/GNDS OTHER	.02	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.27	5
SEC PAYROLL		
SEC CONTRACTS	.26	5
SEC OTHER		
ADMIN TOTAL	.72	6
PAYROLL	.12	5
MGMT FEES	.46	5
PROF FEES	.07	3
GEN OFC EXP	.11	4
OTHER ADM EXP	.02	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.87	6
REAL ESTATE TAX	1.71	5
BUILDING INS	.15	6
PERS PROP TAX		
OTHER TAX	.01	3
LEASING EXPENSES	.71	4
ADV/PROMOTION		
COMMISSIONS	.24	4
PROF FEES		
TENANT ALTS	.78	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.55	6
CLEANING	.20	6
REPAIR/MAINT	.21	6
RDS/GROUNDS	.06	3
SECURITY		
ADMINISTRATIVE	.12	5
TOTAL CONTRACTS	1.48	6
CLEANING	.30	6
REPAIR/MAINT	.41	6
RDS/GROUNDS	.15	3
SECURITY	.26	5
ADMINISTRATIVE	.49	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Indianapolis, IN

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	16 BLDS	4,108,215 SQ. FT.				3,891,240 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	16					13.40	13.13	9.44	14.80
RETAIL AREA	6	9.60	10.10	3.89	14.68				
OTHER AREA									
TOTAL RENT	16	13.22	12.94	9.25	14.80				
MISCELLANEOUS	6	.99	.22	.03	.74				
TOTAL INCOME	16	13.75	12.94	9.45	15.16				
EXPENSE									
CLEANING	16	.73	.79	.66	1.04	.75	.82	.66	1.07
REPAIR-MAINT	16	1.15	.87	.77	1.35	1.16	.86	.78	1.35
UTILITIES	16	1.47	1.50	1.26	1.79	1.52	1.53	1.30	1.88
RDS/GRNDS/SEC	16	.34	.33	.23	.38	.35	.33	.25	.39
ADMINISTRATIVE	16	.56	.51	.41	.81	.60	.51	.42	.86
TOTAL OPER EXP	16	4.27	4.38	3.91	4.81	4.46	4.48	4.14	5.12
FIXED EXPENSES	16	1.16	1.02	.84	1.47	1.21	1.07	.84	1.52
TOTAL OPER+FIX	16	5.43	5.32	4.88	6.31	5.67	5.40	5.03	6.75
LEASING EXP	11	.77	.74	.44	1.25				
TOTAL PAYROLL	16	.82	.68	.39	1.48				
TOTAL CONTRACT	16	1.50	1.44	1.17	1.95				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11456	16
AVG SQFT/RETAIL TENANT	2543	6
AVG SQFT/OFFICE WORKER	182	17
AVG % OFFICE OCCUPANCY	93.6	16
AVG % RETAIL OCCUPANCY	86.7	6
AVG $ RATE YR-END RENT	16.04	17
RENTABLE/GROSS SQFT	.87	16

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.73	16
PAYROLL	.63	8
CONTRACT	.51	17
SUP/MAT/MISC	.08	17
TRASH REMOVAL	.05	17
REPR/MAINT TOTAL	1.16	16
PAYROLL	.46	17
ELEVATOR	.20	16
HVAC	.14	16
ELECTRICAL	.07	16
STRUCT/ROOF	.01	3
PLUMBING	.03	14
FIRE/LIFE SFTY	.09	10
OTHER MAINT/SUP	.19	16

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.47	16
ELECTRICAL	1.27	16
GAS		
FUEL OIL		
PURCH STEAM	.15	12
PURCH CH WTR		
COAL		
WATER/SEWER	.07	16
RDS/GNDS/SEC TOTAL	.34	16
RDS/GNDS TOTAL	.08	9
RDS/GNDS PAYRL	.08	2
RDS/GNDS CONTR	.06	8
RDS/GNDS OTHER	.02	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.27	17
SEC PAYROLL	.24	10
SEC CONTRACTS	.16	14
SEC OTHER	.02	3
ADMIN TOTAL	.88	16
PAYROLL	.17	16
MGMT FEES	.36	15
PROF FEES	.04	10
GEN OFC EXP	.07	12
OTHER ADM EXP	.04	11

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.16	16
REAL ESTATE TAX	.93	16
BUILDING INS	.23	16
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.77	11
ADV/PROMOTION	.02	2
COMMISSIONS	.10	11
PROF FEES		
TENANT ALTS	[illegible]	10
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.82	16
CLEANING	.63	8
REPAIR/MAINT	.46	17
RDS/GROUNDS	.06	2
SECURITY	.24	10
ADMINISTRATIVE	.17	16
TOTAL CONTRACTS	1.50	16
CLEANING	.51	17
REPAIR/MAINT	.40	16
RDS/GROUNDS	.08	9
SECURITY	.16	14
ADMINISTRATIVE	.37	16

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Indianapolis, IN

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	342,886 SQ. FT.				334,482 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	5					9.74	9.29	7.86	12.85
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	9.86	9.29	7.80	13.02				
MISCELLANEOUS	4	.13	.09	.03	.28				
TOTAL INCOME	5	9.99	9.61	7.86	13.11				
EXPENSE									
CLEANING	5	.88	.82	.68	1.04	.90	.82	.68	1.09
REPAIR-MAINT	5	.87	.77	.63	1.24	.87	.77	.63	1.24
UTILITIES	5	1.49	1.53	1.38	1.64	1.53	1.53	1.44	1.64
RDS/GRNDS/SEC	5	.26	.32	.13	.35	.26	.32	.14	.35
ADMINISTRATIVE	5	.59	.47	.25	.85	.60	.47	.25	.90
TOTAL OPER EXP	5	4.08	4.34	3.48	4.48	4.19	4.47	3.55	4.56
FIXED EXPENSES	5	1.07	.97	.71	1.35	1.10	1.02	.71	1.38
TOTAL OPER + FIX	5	5.16	5.17	4.42	5.67	5.29	5.16	4.42	5.93
LEASING EXP	4	1.47	1.01	.86	2.74				
TOTAL PAYROLL	5	.82	.83	.26	1.26				
TOTAL CONTRACT	5	1.47	1.53	.87	1.96				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4297	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	182	5
AVG % OFFICE OCCUPANCY	95.1	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.09	5
RENTABLE/GROSS SQFT	.96	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.88	5
PAYROLL	.39	3
CONTRACT	.68	4
SUP/MAT/MISC	.06	5
TRASH REMOVAL	.06	5
REPR/MAINT TOTAL	.87	5
PAYROLL	.31	4
ELEVATOR	.20	5
HVAC	.19	5
ELECTRICAL	.04	5
STRUCT/ROOF		
PLUMBING	.03	5
FIRE/LIFE SFTY	.04	3
OTHER MAINT/SUP	.13	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.49	5
ELECTRICAL	1.24	5
GAS		
FUEL OIL		
PURCH STEAM	.31	3
PURCH CH WTR		
COAL		
WATER/SEWER	.08	5
RDS/GNDS/SEC TOTAL	.26	5
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.26	5
SEC PAYROLL	.23	3
SEC CONTRACTS	.17	3
SEC OTHER	.06	2
ADMIN TOTAL	.59	5
PAYROLL	.21	3
MGMT FEES	.45	4
PROF FEES	.07	3
GEN OFC EXP	.04	4
OTHER ADM EXP	.02	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.07	5
REAL ESTATE TAX	.88	5
BUILDING INS	.19	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.47	4
ADV/PROMOTION		
COMMISSIONS	.13	4
PROF FEES		
TENANT ALTS	1.33	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.82	5
CLEANING	.39	3
REPAIR/MAINT	.31	4
RDS/GROUNDS		
SECURITY	.23	3
ADMINISTRATIVE	.21	3
TOTAL CONTRACTS	1.47	5
CLEANING	.68	4
REPAIR/MAINT	.47	5
RDS/GROUNDS		
SECURITY	.17	3
ADMINISTRATIVE	.49	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	561,464 SQ. FT.				526,555 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	2					13.50	13.64		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	13.38	13.54						
MISCELLANEOUS									
TOTAL INCOME	2	13.38	13.54						
EXPENSE									
CLEANING	4	1.06	1.05	.87	1.29	1.07	1.07	.88	1.30
REPAIR-MAINT	4	1.29	1.12	.87	1.58	1.32	1.12	.89	1.60
UTILITIES	4	1.76	1.73	1.38	2.13	1.86	1.81	1.49	2.15
RDS/GRNDS/SEC	4	.45	.45	.35	.57	.46	.50	.36	.64
ADMINISTRATIVE	4	.52	.60	.33	.84	.56	.67	.33	.93
TOTAL OPER EXP	4	5.21	5.24	4.57	5.79	5.56	5.65	5.05	5.96
FIXED EXPENSES	4	1.04	1.14	.79	1.27	1.11	1.19	.80	1.43
TOTAL OPER + FIX	4	6.26	6.26	5.48	6.94	6.67	6.94	6.10	7.15
LEASING EXP									
TOTAL PAYROLL	4	1.82	2.10	1.22	2.27				
TOTAL CONTRACT	4	1.13	1.05	.83	1.61				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15653	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	175	3
AVG % OFFICE OCCUPANCY	92.2	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.80	3
RENTABLE/GROSS SQFT	.87	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.06	4
PAYROLL	.80	3
CONTRACT	.22	4
SUP/MAT/MISC	.07	4
TRASH REMOVAL	.05	4
REPR/MAINT TOTAL	1.29	4
PAYROLL	.54	4
ELEVATOR	.21	4
HVAC	.24	4
ELECTRICAL	.08	4
STRUCT/ROOF		
PLUMBING	.04	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.18	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.76	4
ELECTRICAL	1.40	4
GAS		
FUEL OIL		
PURCH STEAM	.21	4
PURCH CH WTR		
COAL		
WATER/SEWER	.14	4
RDS/GNDS/SEC TOTAL	.45	4
RDS/GNDS TOTAL	.06	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.02	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.41	4
SEC PAYROLL	.30	2
SEC CONTRACTS	.22	4
SEC OTHER		
ADMIN TOTAL	.52	4
PAYROLL	.35	4
MGMT FEES	.28	2
PROF FEES	.00	2
GEN OFC EXP	.12	2
OTHER ADM EXP	.01	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.04	4
REAL ESTATE TAX	.85	4
BUILDING INS	.19	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.82	4
CLEANING	.80	3
REPAIR/MAINT	.54	4
RDS/GROUNDS		
SECURITY	.30	2
ADMINISTRATIVE	.35	4
TOTAL CONTRACTS	1.13	4
CLEANING	.22	4
REPAIR/MAINT	.57	4
RDS/GROUNDS		
SECURITY	.22	4
ADMINISTRATIVE	.17	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Indianapolis, IN

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,036,371 SQ. FT.				1,037,236 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	3					11.75	13.71		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	11.72	13.63						
MISCELLANEOUS									
TOTAL INCOME	3	12.13	14.70						
EXPENSE									
CLEANING	3	.56	.61			.56	.61		
REPAIR-MAINT	3	.79	.79			.79	.79		
UTILITIES	3	1.41	1.28			1.41	1.28		
RDS/GRNDS/SEC	3	.29	.29			.29	.29		
ADMINISTRATIVE	3	.54	.51			.54	.51		
TOTAL OPER EXP	3	3.56	3.66			3.57	3.66		
FIXED EXPENSES	3	.77	.36			.77	.36		
TOTAL OPER+FIX	3	4.33	4.04			4.34	4.04		
LEASING EXP									
TOTAL PAYROLL	3	.37	.37						
TOTAL CONTRACT	3	1.57	1.44						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9013	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	132	3
AVG % OFFICE OCCUPANCY	88.6	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.51	3
RENTABLE/GROSS SQFT	.94	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.56	3
PAYROLL		
CONTRACT	.50	3
SUP/MAT/MISC	.00	2
TRASH REMOVAL	.06	3
REPR/MAINT TOTAL	.79	3
PAYROLL	.25	3
ELEVATOR	.18	3
HVAC	.07	3
ELECTRICAL	.16	3
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.13	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.41	3
ELECTRICAL	1.34	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	.29	3
RDS/GNDS TOTAL	.11	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	3
RDS/GNDS OTHER	.01	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.18	3
SEC PAYROLL		
SEC CONTRACTS	.18	3
SEC OTHER		
ADMIN TOTAL	.54	3
PAYROLL	.07	3
MGMT FEES	.43	3
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.77	3
REAL ESTATE TAX	.50	3
BUILDING INS	.26	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.37	3
CLEANING		
REPAIR/MAINT	.25	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.07	3
TOTAL CONTRACTS	1.57	3
CLEANING	.50	3
REPAIR/MAINT	.41	3
RDS/GROUNDS	.07	3
SECURITY	.16	3
ADMINISTRATIVE	.43	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,960,136 SQ. FT.				1,679,764 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	3					15.33	16.33		
RETAIL AREA	3	8.96	7.74						
OTHER AREA									
TOTAL RENT	3	15.01	15.67						
MISCELLANEOUS	2	1.18	1.21						
TOTAL INCOME	3	15.80	15.67						
EXPENSE									
CLEANING	3	.69	.66			.72	.69		
REPAIR-MAINT	3	1.37	1.60			1.44	1.60		
UTILITIES	3	1.41	1.33			1.48	1.33		
RDS/GRNDS/SEC	3	.35	.33			.37	.34		
ADMINISTRATIVE	3	.59	.42			.63	.46		
TOTAL OPER EXP	3	4.40	4.38			4.66	4.64		
FIXED EXPENSES	3	1.46	1.49			1.54	1.50		
TOTAL OPER+FIX	3	5.86	6.25			6.20	6.40		
LEASING EXP	3	.77	.59						
TOTAL PAYROLL	3	.96	.74						
TOTAL CONTRACT	3	1.57	1.28						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17677	3
AVG SQFT/RETAIL TENANT	2735	3
AVG SQFT/OFFICE WORKER	218	3
AVG % OFFICE OCCUPANCY	96.0	3
AVG % RETAIL OCCUPANCY	91.7	3
AVG $ RATE YR-END RENT	18.22	3
RENTABLE/GROSS SQFT	.83	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.69	3
PAYROLL		
CONTRACT	.57	3
SUP/MAT/MISC	.07	3
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	1.37	3
PAYROLL	.63	3
ELEVATOR	.20	3
HVAC	.15	3
ELECTRICAL	.02	3
STRUCT/ROOF		
PLUMBING	.03	3
FIRE/LIFE SFTY	.11	3
OTHER MAINT/SUP	.23	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.41	3
ELECTRICAL	1.20	3
GAS		
FUEL OIL		
PURCH STEAM	.11	2
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	.35	3
RDS/GNDS TOTAL	.06	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.29	3
SEC PAYROLL	.29	2
SEC CONTRACTS	.15	2
SEC OTHER		
ADMIN TOTAL	.59	3
PAYROLL	.16	3
MGMT FEES	.31	3
PROF FEES	.05	2
GEN OFC EXP	.07	3
OTHER ADM EXP	.03	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.46	3
REAL ESTATE TAX	1.21	3
BUILDING INS	.25	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.77	3
ADV/PROMOTION		
COMMISSIONS	.10	3
PROF FEES		
TENANT ALTS	.60	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.96	3
CLEANING		
REPAIR/MAINT	.63	3
RDS/GROUNDS		
SECURITY	.29	2
ADMINISTRATIVE	.16	3
TOTAL CONTRACTS	1.57	3
CLEANING	.57	3
REPAIR/MAINT	.51	3
RDS/GROUNDS	.06	3
SECURITY	.15	2
ADMINISTRATIVE	.34	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Indianapolis, IN

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS	1,278,067 SQ. FT.				1,267,583 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					12.01	12.05	10.38	13.94
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12	12.19	12.60	10.37	13.94				
MISCELLANEOUS	7	.07	.08	.05	.10				
TOTAL INCOME	12	12.23	12.63	10.41	13.94				
EXPENSE									
CLEANING	15	.73	.68	.63	.83	.73	.68	.63	.83
REPAIR-MAINT	15	.74	.73	.47	.92	.74	.73	.47	.92
UTILITIES	15	1.61	1.41	1.27	1.74	1.62	1.41	1.28	1.80
RDS/GRNDS/SEC	15	.32	.25	.16	.37	.32	.25	.16	.37
ADMINISTRATIVE	15	.74	.61	.49	.76	.74	.61	.49	.76
TOTAL OPER EXP	15	4.09	3.78	3.29	4.46	4.13	3.78	3.29	4.46
FIXED EXPENSES	15	.87	.97	.77	1.02	.88	.97	.77	1.02
TOTAL OPER+FIX	15	4.97	4.79	4.40	5.27	5.01	4.79	4.40	5.30
LEASING EXP	10	.92	.68	.24	1.20				
TOTAL PAYROLL	12	.65	.53	.22	.69				
TOTAL CONTRACT	15	1.68	1.74	1.40	1.86				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5458	15
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	173	13
AVG % OFFICE OCCUPANCY	83.5	15
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.96	12
RENTABLE/GROSS SQFT	.93	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.73	15
PAYROLL		
CONTRACT	.59	15
SUP/MAT/MISC	.09	13
TRASH REMOVAL	.06	14
REPR/MAINT TOTAL	.74	15
PAYROLL	.37	9
ELEVATOR	.08	15
HVAC	.21	15
ELECTRICAL	.08	15
STRUCT/ROOF	.04	9
PLUMBING	.01	13
FIRE/LIFE SFTY	.02	11
OTHER MAINT/SUP	.09	15

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.61	15
ELECTRICAL	1.44	15
GAS	.28	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	15
RDS/GNDS/SEC TOTAL	.32	15
RDS/GNDS TOTAL	.20	14
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.15	14
RDS/GNDS OTHER	.06	11

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.14	15
SEC PAYROLL		
SEC CONTRACTS	.12	14
SEC OTHER		
ADMIN TOTAL	.74	15
PAYROLL	.31	9
MGMT FEES	.46	15
PROF FEES	.05	7
GEN OFC EXP	.06	10
OTHER ADM EXP	.03	9

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.87	15
REAL ESTATE TAX	.75	15
BUILDING INS	.13	12
PERS PROP TAX	.01	2
OTHER TAX		
LEASING EXPENSES	.92	10
ADV/PROMOTION	.04	7
COMMISSIONS	.46	6
PROF FEES	.08	2
TENANT ALTS	.53	10
BUY-OUTS		
OTHER LEASING	.12	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.65	12
CLEANING		
REPAIR/MAINT	.37	9
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.31	9
TOTAL CONTRACTS	1.68	15
CLEANING	.59	15
REPAIR/MAINT	.38	15
RDS/GROUNDS	.15	14
SECURITY	.12	14
ADMINISTRATIVE	.48	15

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	437,504 SQ. FT.				437,504 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					11.34	12.05	5.92	14.56
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	11.35	12.05	5.92	14.56				
MISCELLANEOUS	4	.06	.07	.03	.13				
TOTAL INCOME	6	11.40	12.07	6.01	14.57				
EXPENSE									
CLEANING	6	.64	.63	.56	.75	.64	.63	.56	.75
REPAIR-MAINT	6	.58	.47	.45	.91	.58	.47	.45	.91
UTILITIES	6	1.33	1.34	1.17	1.43	1.33	1.34	1.17	1.43
RDS/GRNDS/SEC	6	.19	.16	.12	.25	.19	.16	.12	.25
ADMINISTRATIVE	6	.61	.63	.54	.73	.61	.63	.54	.73
TOTAL OPER EXP	6	3.35	3.42	3.26	3.76	3.35	3.42	3.26	3.76
FIXED EXPENSES	6	1.05	1.01	.97	1.03	1.05	1.01	.97	1.03
TOTAL OPER+FIX	6	4.40	4.63	4.29	4.79	4.40	4.63	4.29	4.79
LEASING EXP	5	1.45	.98	.36	3.25				
TOTAL PAYROLL	3	.52	.61						
TOTAL CONTRACT	6	1.42	1.48	.99	1.64				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5729	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	224	6
AVG % OFFICE OCCUPANCY	83.8	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.36	6
RENTABLE/GROSS SQFT	.89	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.64	6
PAYROLL		
CONTRACT	.45	6
SUP/MAT/MISC	.11	5
TRASH REMOVAL	.05	6
REPR/MAINT TOTAL	.58	6
PAYROLL	.34	3
ELEVATOR	.04	6
HVAC	.17	6
ELECTRICAL	.08	6
STRUCT/ROOF	.03	3
PLUMBING	.01	6
FIRE/LIFE SFTY	.02	6
OTHER MAINT/SUP	.12	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.33	6
ELECTRICAL	1.27	6
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	6
RDS/GNDS/SEC TOTAL	.19	6
RDS/GNDS TOTAL	.15	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.13	6
RDS/GNDS OTHER	.03	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.03	6
SEC PAYROLL		
SEC CONTRACTS	.03	6
SEC OTHER		
ADMIN TOTAL	.61	6
PAYROLL	.12	2
MGMT FEES	.45	6
PROF FEES	.12	2
GEN OFC EXP	.11	4
OTHER ADM EXP	.03	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.05	6
REAL ESTATE TAX	.91	6
BUILDING INS	.13	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.46	5
ADV/PROMOTION	.06	4
COMMISSIONS	.48	5
PROF FEES	.08	2
TENANT ALTS	.81	5
BUY-OUTS		
OTHER LEASING	.23	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.52	3
CLEANING		
REPAIR/MAINT	.34	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.12	2
TOTAL CONTRACTS	1.42	6
CLEANING	.45	6
REPAIR/MAINT	.31	6
RDS/GROUNDS	.13	6
SECURITY	.03	6
ADMINISTRATIVE	.48	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Indianapolis, IN

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	647,889 SQ. FT.				636,243 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					12.56	12.38	10.99	13.66
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	12.88	13.10	11.55	13.82				
MISCELLANEOUS									
TOTAL INCOME	4	12.89	13.12	11.55	13.84				
EXPENSE									
CLEANING	4	.78	.79	.67	.93	.79	.79	.67	.94
REPAIR-MAINT	4	.90	.91	.85	.94	.90	.91	.85	.95
UTILITIES	4	1.68	1.74	1.48	1.90	1.70	1.80	1.48	1.96
RDS/GRNDS/SEC	4	.38	.35	.33	.47	.39	.35	.34	.47
ADMINISTRATIVE	4	.63	.60	.52	.72	.64	.60	.52	.75
TOTAL OPER EXP	4	4.29	4.46	4.15	4.50	4.36	4.46	4.15	4.66
FIXED EXPENSES	4	.80	.79	.63	.95	.81	.82	.63	.98
TOTAL OPER+FIX	4	5.10	5.22	4.78	5.45	5.17	5.25	4.78	5.63
LEASING EXP									
TOTAL PAYROLL	4	.58	.53	.44	.73				
TOTAL CONTRACT	4	1.84	1.85	1.77	1.91				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6007	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	132	3
AVG % OFFICE OCCUPANCY	86.6	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.49	4
RENTABLE/GROSS SQFT	.97	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.78	4
PAYROLL		
CONTRACT	.66	4
SUP/MAT/MISC	.09	4
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	.90	4
PAYROLL	.39	4
ELEVATOR	.08	4
HVAC	.23	4
ELECTRICAL	.10	4
STRUCT/ROOF		
PLUMBING	.01	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.07	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.68	4
ELECTRICAL	1.42	4
GAS	.31	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	4
RDS/GNDS/SEC TOTAL	.38	4
RDS/GNDS TOTAL	.24	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.17	3
RDS/GNDS OTHER	.07	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.20	4
SEC PAYROLL		
SEC CONTRACTS	.16	3
SEC OTHER		
ADMIN TOTAL	.63	4
PAYROLL	.11	4
MGMT FEES	.49	4
PROF FEES		
GEN OFC EXP	.06	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.80	4
REAL ESTATE TAX	.68	4
BUILDING INS	.12	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.58	4
CLEANING		
REPAIR/MAINT	.39	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.11	4
TOTAL CONTRACTS	1.84	4
CLEANING	.66	4
REPAIR/MAINT	.44	4
RDS/GROUNDS	.17	3
SECURITY	.16	3
ADMINISTRATIVE	.40	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Jacksonville, FL

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	2,539,660 SQ. FT.				2,475,156 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					17.75	16.29	13.14	20.42
RETAIL AREA	3	11.12	13.23						
OTHER AREA	2	4.24	7.86						
TOTAL RENT	5	17.66	16.15	13.26	20.37				
MISCELLANEOUS	4	.34	.19	.05	1.01				
TOTAL INCOME	5	17.93	16.86	13.51	20.82				
EXPENSE									
CLEANING	6	.70	.68	.61	.75	.70	.69	.61	.75
REPAIR-MAINT	6	1.02	.94	.40	1.61	1.02	.94	.40	1.63
UTILITIES	6	1.60	1.61	1.51	1.67	1.60	1.61	1.51	1.67
RDS/GRNDS/SEC	6	.69	.45	.24	.99	.71	.46	.24	1.00
ADMINISTRATIVE	6	.84	.76	.56	.98	.86	.77	.58	1.00
TOTAL OPER EXP	6	4.89	4.75	3.22	5.94	5.01	4.75	3.41	6.02
FIXED EXPENSES	6	2.36	2.05	1.70	2.77	2.42	2.11	1.74	2.77
TOTAL OPER+FIX	6	7.25	7.13	5.34	8.36	7.44	7.13	5.64	8.53
LEASING EXP	6	.13	.13	.09	.43				
TOTAL PAYROLL	6	1.54	.93	.57	2.33				
TOTAL CONTRACT	6	1.21	1.26	.77	1.61				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	51380	6
AVG SQFT/RETAIL TENANT	3567	4
AVG SQFT/OFFICE WORKER	286	6
AVG % OFFICE OCCUPANCY	91.3	6
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	19.09	6
RENTABLE/GROSS SQFT	.84	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.70	6
PAYROLL	.11	3
CONTRACT	.54	6
SUP/MAT/MISC	.05	5
TRASH REMOVAL	.03	5
REPR/MAINT TOTAL	1.02	6
PAYROLL	.50	6
ELEVATOR	.25	5
HVAC	.14	5
ELECTRICAL	.04	5
STRUCT/ROOF	.00	2
PLUMBING	.01	5
FIRE/LIFE SFTY	.02	5
OTHER MAINT/SUP	.31	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.64	5
ELECTRICAL	1.51	4
GAS		
FUEL OIL		
PURCH-STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	4
RDS/GNDS/SEC TOTAL	.69	6
RDS/GNDS TOTAL	.17	4
RDS/GNDS PAYRL	.25	2
RDS/GNDS CONTR	.03	4
RDS/GNDS OTHER	.03	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.54	6
SEC PAYROLL	.54	4
SEC CONTRACTS	.21	5
SEC OTHER	.01	3
ADMIN TOTAL	.84	6
PAYROLL	.53	5
MGMT FEES	.67	2
PROF FEES	.06	2
GEN OFC EXP	.27	5
OTHER ADM EXP	.02	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.36	6
REAL ESTATE TAX	2.28	6
BUILDING INS	.11	5
PERS PROP TAX	.07	2
OTHER TAX		
LEASING EXPENSES	.13	6
ADV/PROMOTION	.02	4
COMMISSIONS	.11	3
PROF FEES	.05	4
TENANT ALTS	.10	3
BUY-OUTS		
OTHER LEASING	.01	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.54	6
CLEANING	.11	3
REPAIR/MAINT	.50	6
RDS/GROUNDS	.25	2
SECURITY	.54	4
ADMINISTRATIVE	.53	5
TOTAL CONTRACTS	1.21	6
CLEANING	.54	6
REPAIR/MAINT	.46	5
RDS/GROUNDS	.08	4
SECURITY	.21	5
ADMINISTRATIVE	.78	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Kansas City, MO/KS

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	27 BLDS	3,971,093 SQ. FT.				3,852,730 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	23					10.35	9.52	7.57	10.73
RETAIL AREA	5	9.99	9.68	8.90	12.10				
OTHER AREA	2	7.05	5.26						
TOTAL RENT	24	10.17	9.26	7.26	10.67				
MISCELLANEOUS	20	.29	.03	.01	.06				
TOTAL INCOME	24	10.44	9.26	7.28	10.69				
EXPENSE									
CLEANING	26	.82	.74	.50	1.05	.83	.74	.50	1.06
REPAIR-MAINT	27	1.20	.85	.59	1.48	1.22	.85	.59	1.48
UTILITIES	25	2.04	1.86	1.60	2.30	2.06	1.89	1.64	2.30
RDS/GRNDS/SEC	25	.37	.23	.13	.35	.38	.24	.13	.38
ADMINISTRATIVE	26	.51	.46	.31	.66	.53	.51	.32	.66
TOTAL OPER EXP	26	4.93	4.32	3.53	5.56	5.10	4.49	3.53	5.56
FIXED EXPENSES	24	.77	.74	.34	.92	.79	.74	.35	.99
TOTAL OPER+FIX	22	5.86	4.82	3.99	7.08	6.05	4.94	4.10	7.24
LEASING EXP	23	1.09	.39	.17	1.17				
TOTAL PAYROLL	23	.91	.63	.30	1.00				
TOTAL CONTRACT	27	1.60	1.39	1.14	2.07				

OCCUPANCY INFO.	AVERAGE	BLDS
AVG SQFT/OFFICE TENANT	8178	26
AVG SQFT/RETAIL TENANT	1119	7
AVG SQFT/OFFICE WORKER	268	18
AVG % OFFICE OCCUPANCY	87.3	27
AVG % RETAIL OCCUPANCY	80.2	7
AVG $ RATE YR-END RENT	14.72	25
RENTABLE/GROSS SQFT	.94	16

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.82	26
PAYROLL	.03	11
CONTRACT	.75	24
SUP/MAT/MISC	.07	24
TRASH REMOVAL	.03	14
REPR/MAINT TOTAL	1.21	26
PAYROLL	.58	22
ELEVATOR	.19	25
HVAC	.16	26
ELECTRICAL	.06	23
STRUCT/ROOF	.11	18
PLUMBING	.01	21
FIRE/LIFE SFTY	.01	12
OTHER MAINT/SUP	.23	24

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.04	25
ELECTRICAL	1.66	25
GAS	.23	11
FUEL OIL		
PURCH STEAM	.29	5
PURCH CH WTR		
COAL		
WATER/SEWER	.06	19
RDS/GNDS/SEC TOTAL	.37	26
RDS/GNDS TOTAL	.18	17
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	17
RDS/GNDS OTHER	.08	14

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.25	23
SEC PAYROLL	.27	9
SEC CONTRACTS	.17	20
SEC OTHER	.01	9
ADMIN TOTAL	.51	25
PAYROLL	.16	17
MGMT FEES	.33	21
PROF FEES	.03	21
GEN OFC EXP	.03	20
OTHER ADM EXP	.06	23

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.77	24
REAL ESTATE TAX	.62	24
BUILDING INS	.16	21
PERS PROP TAX	.01	9
OTHER TAX		
LEASING EXPENSES	1.09	23
ADV/PROMOTION	.04	20
COMMISSIONS	.36	11
PROF FEES		
TENANT ALTS	1.21	13
BUY-OUTS		
OTHER LEASING	.08	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.91	23
CLEANING	.03	11
REPAIR/MAINT	.58	22
RDS/GROUNDS		
SECURITY	.27	9
ADMINISTRATIVE	.16	17
TOTAL CONTRACTS	1.60	27
CLEANING	.75	24
REPAIR/MAINT	.48	26
RDS/GROUNDS	.05	17
SECURITY	.17	20
ADMINISTRATIVE	.34	24

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	131,961 SQ. FT.				124,484 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					7.76	7.58	5.60	8.47
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	7.55	7.40	5.71	8.36				
MISCELLANEOUS	2	.02	.02						
TOTAL INCOME	4	7.57	7.41	5.72	8.36				
EXPENSE									
CLEANING	5	.81	.79	.46	1.06	.82	.79	.47	1.06
REPAIR-MAINT	5	.73	.63	.51	1.20	.74	.63	.52	1.20
UTILITIES	5	1.78	1.71	1.32	2.25	1.80	1.71	1.34	2.25
RDS/GRNDS/SEC	5	.12	.13	.09	.15	.13	.13	.10	.16
ADMINISTRATIVE	4	.37	.40	.18	.73	.39	.42	.19	.73
TOTAL OPER EXP	5	3.78	3.58	2.76	5.05	4.01	3.88	2.91	5.05
FIXED EXPENSES	4	.71	.67	.39	1.01	.75	.71	.41	1.04
TOTAL OPER+FIX	4	4.43	3.81	3.16	5.58	4.71	4.11	3.32	5.77
LEASING EXP	3	.40	.56						
TOTAL PAYROLL	4	.50	.54	.28	.84				
TOTAL CONTRACT	5	1.19	1.33	.87	1.45				

OCCUPANCY INFO.	AVERAGE	BLDS
AVG SQFT/OFFICE TENANT	2317	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	247	5
AVG % OFFICE OCCUPANCY	80.0	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.46	5
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.81	5
PAYROLL		
CONTRACT	.65	5
SUP/MAT/MISC	.13	5
TRASH REMOVAL	.03	5
REPR/MAINT TOTAL	.86	4
PAYROLL	.39	3
ELEVATOR	.09	3
HVAC	.23	4
ELECTRICAL	.03	4
STRUCT/ROOF	.09	3
PLUMBING	.02	4
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.14	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.78	5
ELECTRICAL	1.48	5
GAS	.15	4
FUEL OIL		
PURCH STEAM	.39	2
PURCH CH WTR		
COAL		
WATER/SEWER	.04	5
RDS/GNDS/SEC TOTAL	.12	5
RDS/GNDS TOTAL	.08	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	2
RDS/GNDS OTHER	.03	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.07	5
SEC PAYROLL		
SEC CONTRACTS	.07	5
SEC OTHER		
ADMIN TOTAL	.37	4
PAYROLL		
MGMT FEES	.22	2
PROF FEES	.08	4
GEN OFC EXP	.01	2
OTHER ADM EXP	.03	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.71	4
REAL ESTATE TAX	.47	4
BUILDING INS	.24	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.40	3
ADV/PROMOTION	.02	3
COMMISSIONS	.26	3
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.80	4
CLEANING		
REPAIR/MAINT	.39	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.19	5
CLEANING	.65	5
REPAIR/MAINT	.44	4
RDS/GROUNDS	.03	2
SECURITY	.07	5
ADMINISTRATIVE	.17	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Kansas City, MO/KS

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	334,244 SQ. FT.				324,513 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					9.40	9.51		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	8.26	8.44						
MISCELLANEOUS	2	.04	.04						
TOTAL INCOME	3	8.29	8.47						
EXPENSE									
CLEANING	4	.66	.61	.47	.83	.68	.61	.49	.86
REPAIR-MAINT	4	.90	.62	.39	1.43	.91	.64	.39	1.45
UTILITIES	4	2.02	2.04	1.50	2.56	2.04	2.07	1.53	2.56
RDS/GRNDS/SEC	2	.13	.13			.14	.14		
ADMINISTRATIVE	3	.55	.59			.57	.64		
TOTAL OPER EXP	4	4.05	3.46	2.96	5.20	4.18	3.56	2.96	5.56
FIXED EXPENSES	3	.80	.83			.84	.83		
TOTAL OPER + FIX	3	5.17	4.25			5.39	4.48		
LEASING EXP	4	.11	.13	.04	.17				
TOTAL PAYROLL	2	.72	.76						
TOTAL CONTRACT	4	1.36	1.02	.44	2.24				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5475	3
AVG SQFT/RETAIL TENANT	1032	2
AVG SQFT/OFFICE WORKER	319	2
AVG % OFFICE OCCUPANCY	86.3	4
AVG % RETAIL OCCUPANCY	74.2	2
AVG $ RATE YR-END RENT	11.05	3
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.66	3
PAYROLL		
CONTRACT	.62	2
SUP/MAT/MISC	.07	3
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	.90	4
PAYROLL	.39	2
ELEVATOR	.11	4
HVAC	.27	4
ELECTRICAL	.06	3
STRUCT/ROOF	.46	2
PLUMBING	.03	3
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.03	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.02	4
ELECTRICAL	1.38	4
GAS	.28	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	4
RDS/GNDS/SEC TOTAL	.13	2
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.09	2
SEC PAYROLL		
SEC CONTRACTS	.09	2
SEC OTHER		
ADMIN TOTAL	.56	3
PAYROLL		
MGMT FEES	.35	3
PROF FEES	.02	2
GEN OFC EXP	.02	2
OTHER ADM EXP	.05	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.80	3
REAL ESTATE TAX	.70	3
BUILDING INS	.17	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.11	4
ADV/PROMOTION	.00	3
COMMISSIONS	.07	2
PROF FEES		
TENANT ALTS	.14	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.72	2
CLEANING		
REPAIR/MAINT	.39	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.36	4
CLEANING	.62	2
REPAIR/MAINT	.70	4
RDS/GROUNDS		
SECURITY	.06	2
ADMINISTRATIVE	.36	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	1,474,166 SQ. FT.				1,408,886 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					8.15	7.66	6.42	10.65
RETAIL AREA	2	10.46	10.20						
OTHER AREA									
TOTAL RENT	7	8.08	7.66	6.35	10.40				
MISCELLANEOUS	6	.03	.02	.01	.05				
TOTAL INCOME	7	8.11	7.71	6.36	10.41				
EXPENSE									
CLEANING	7	.98	.88	.53	1.17	1.00	.88	.54	1.17
REPAIR-MAINT	8	1.57	1.11	.80	2.09	1.59	1.15	.92	2.09
UTILITIES	6	2.18	2.00	1.83	2.18	2.20	2.00	1.83	2.18
RDS/GRNDS/SEC	8	.34	.35	.16	.43	.35	.38	.16	.44
ADMINISTRATIVE	8	.48	.44	.30	.62	.50	.48	.31	.64
TOTAL OPER EXP	6	5.73	5.01	4.28	5.85	6.06	5.23	4.47	6.14
FIXED EXPENSES	7	.73	.54	.33	.86	.76	.62	.33	.93
TOTAL OPER + FIX	5	6.94	6.74	4.66	8.37	7.35	7.06	5.04	8.83
LEASING EXP	7	1.97	1.74	.61	2.51				
TOTAL PAYROLL	8	.86	.60	.24	1.03				
TOTAL CONTRACT	8	1.89	1.95	1.27	2.20				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6456	8
AVG SQFT/RETAIL TENANT	605	2
AVG SQFT/OFFICE WORKER	241	7
AVG % OFFICE OCCUPANCY	87.5	8
AVG % RETAIL OCCUPANCY	98.8	2
AVG $ RATE YR-END RENT	13.10	-7
RENTABLE/GROSS SQFT	.86	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.98	7
PAYROLL	.01	2
CONTRACT	.88	7
SUP/MAT/MISC	.10	6
TRASH REMOVAL	.03	4
REPR/MAINT TOTAL	1.57	8
PAYROLL	.66	8
ELEVATOR	.20	8
HVAC	.27	8
ELECTRICAL	.07	6
STRUCT/ROOF	.14	4
PLUMBING	.03	5
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.43	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.18	6
ELECTRICAL	1.91	6
GAS	.22	2
FUEL OIL		
PURCH STEAM	.28	3
PURCH CH WTR		
COAL		
WATER/SEWER	.06	6
RDS/GNDS/SEC TOTAL	.34	8
RDS/GNDS TOTAL	.11	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.08	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.29	6
SEC PAYROLL		
SEC CONTRACTS	.27	5
SEC OTHER		
ADMIN TOTAL	.48	8
PAYROLL	.21	6
MGMT FEES	.33	6
PROF FEES	.08	6
GEN OFC EXP	.03	6
OTHER ADM EXP	.03	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.73	7
REAL ESTATE TAX	.56	7
BUILDING INS	.19	6
PERS PROP TAX	.01	2
OTHER TAX		
LEASING EXPENSES	1.97	7
ADV/PROMOTION	.06	5
COMMISSIONS	.46	5
PROF FEES		
TENANT ALTS	1.57	7
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.86	8
CLEANING	.01	2
REPAIR/MAINT	.66	8
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.21	6
TOTAL CONTRACTS	1.89	8
CLEANING	.86	7
REPAIR/MAINT	.80	8
RDS/GROUNDS	.08	5
SECURITY	.27	5
ADMINISTRATIVE	.33	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Kansas City, MO/KS

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,293,366 SQ. FT.				1,256,574 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					11.72	12.64		
RETAIL AREA	2	9.20	9.20						
OTHER AREA									
TOTAL RENT	3	11.65	12.49						
MISCELLANEOUS	3	.04	.02						
TOTAL INCOME	3	11.70	12.61						
EXPENSE									
CLEANING	3	.76	.79			.77	.83		
REPAIR-MAINT	3	1.15	1.04			1.18	1.10		
UTILITIES	3	1.87	1.69			1.90	1.69		
RDS/GRNDS/SEC	3	.24	.23			.25	.24		
ADMINISTRATIVE	3	.69	.68			.71	.72		
TOTAL OPER EXP	3	4.71	4.36			4.84	4.56		
FIXED EXPENSES	3	.76	.25			.78	.27		
TOTAL OPER+FIX	3	5.46	4.62			5.62	4.85		
LEASING EXP	2	1.06	1.06						
TOTAL PAYROLL	3	.94	.95						
TOTAL CONTRACT	3	1.59	1.49						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12678	3
AVG SQFT/RETAIL TENANT	3363	2
AVG SQFT/OFFICE WORKER	305	3
AVG % OFFICE OCCUPANCY	86.1	3
AVG % RETAIL OCCUPANCY	73.1	2
AVG $ RATE YR-END RENT	16.37	3
RENTABLE/GROSS SQFT	1.00	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.76	3
PAYROLL	.01	2
CONTRACT	.68	3
SUP/MAT/MISC	.07	3
TRASH REMOVAL		
REPR/MAINT TOTAL	1.15	3
PAYROLL	.69	3
ELEVATOR	.23	3
HVAC	.05	3
ELECTRICAL	.05	3
STRUCT/ROOF	.02	2
PLUMBING	.00	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.12	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.87	3
ELECTRICAL	1.66	3
GAS	.23	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	3
RDS/GNDS/SEC TOTAL	.24	3
RDS/GNDS TOTAL	.01	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.23	3
SEC PAYROLL	.22	2
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.69	3
PAYROLL	.12	3
MGMT FEES	.45	3
PROF FEES	.02	2
GEN OFC EXP	.04	3
OTHER ADM EXP	.07	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.76	3
REAL ESTATE TAX	.59	3
BUILDING INS	.17	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.06	2
ADV/PROMOTION	.00	2
COMMISSIONS		
PROF FEES		
TENANT ALTS	1.03	2
BUY-OUTS		
OTHER LEASING	.02	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.94	3
CLEANING	.01	2
REPAIR/MAINT	.69	3
RDS/GROUNDS		
SECURITY	.22	2
ADMINISTRATIVE	.12	3
TOTAL CONTRACTS	1.59	3
CLEANING	.68	3
REPAIR/MAINT	.34	3
RDS/GROUNDS	.01	2
SECURITY		
ADMINISTRATIVE	.47	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	49 BLDS	3,730,527 SQ. FT.				3,710,107 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	37					11.52	10.84	8.64	12.20
RETAIL AREA									
OTHER AREA									
TOTAL RENT	37	11.42	10.84	8.64	12.20				
MISCELLANEOUS	30	.15	.02	.01	.12				
TOTAL INCOME	38	11.52	11.02	8.71	12.49				
EXPENSE									
CLEANING	47	.75	.73	.63	.88	.75	.73	.63	.88
REPAIR-MAINT	49	.75	.65	.51	.82	.75	.65	.51	.82
UTILITIES	47	1.78	1.80	1.57	2.11	1.78	1.80	1.57	2.11
RDS/GRNDS/SEC	48	.39	.37	.29	.48	.39	.38	.29	.49
ADMINISTRATIVE	48	.53	.46	.29	.65	.54	.46	.29	.66
TOTAL OPER EXP	47	4.19	4.12	3.75	4.78	4.22	4.12	3.77	4.78
FIXED EXPENSES	43	.78	.74	.62	.92	.78	.76	.62	.95
TOTAL OPER+FIX	41	5.03	5.12	4.47	5.67	5.06	5.12	4.47	5.67
LEASING EXP	40	1.56	1.19	.32	2.27				
TOTAL PAYROLL	40	.60	.35	.31	.54				
TOTAL CONTRACT	47	1.46	1.62	1.02	1.77				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5201	48
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	236	36
AVG % OFFICE OCCUPANCY	87.0	49
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT -	14.37	39
RENTABLE/GROSS SQFT	.90	30

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.75	46
PAYROLL	.26	18
CONTRACT	.61	39
SUP/MAT/MISC	.06	39
TRASH REMOVAL	.04	46
REPR/MAINT TOTAL	.75	49
PAYROLL	.28	40
ELEVATOR	.08	42
HVAC	.12	42
ELECTRICAL	.06	40
STRUCT/ROOF	.17	29
PLUMBING	.01	37
FIRE/LIFE SFTY	.02	40
OTHER MAINT/SUP	.19	48

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.78	47
ELECTRICAL	1.59	47
GAS	.14	33
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	47
RDS/GNDS/SEC TOTAL	.39	46
RDS/GNDS TOTAL	.25	46
RDS/GNDS PAYRL	.05	18
RDS/GNDS CONTR	.21	41
RDS/GNDS OTHER	.08	26

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.14	46
SEC PAYROLL	.34	7
SEC CONTRACTS	.11	39
SEC OTHER	.02	5
ADMIN TOTAL	.53	46
PAYROLL	.14	17
MGMT FEES	.41	38
PROF FEES	.06	33
GEN OFC EXP	.04	39
OTHER ADM EXP	.07	29

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.79	43
REAL ESTATE TAX	.60	42
BUILDING INS	.11	39
PERS PROP TAX	.00	3
OTHER TAX	.01	2
LEASING EXPENSES	1.56	40
ADV/PROMOTION	.06	33
COMMISSIONS	.51	36
PROF FEES	.04	13
TENANT ALTS	1.17	34
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.60	40
CLEANING	.26	18
REPAIR/MAINT	.28	40
RDS/GROUNDS	.05	18
SECURITY	.34	7
ADMINISTRATIVE	.14	17
TOTAL CONTRACTS	1.46	47
CLEANING	.61	39
REPAIR/MAINT	.28	47
RDS/GROUNDS	.21	41
SECURITY	.11	39
ADMINISTRATIVE	.46	40

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Kansas City, MO/KS

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	14 BLDS	388,524 SQ. FT.				388,524 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					10.17	10.08	6.51	13.35
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9	10.17	10.08	6.51	13.35				
MISCELLANEOUS	8	.03	.01	.01	.02				
TOTAL INCOME	9	10.20	10.08	6.52	13.37				
EXPENSE									
CLEANING	14	.80	.86	.62	.96	.80	.86	.62	.96
REPAIR-MAINT	14	.61	.63	.54	.84	.61	.63	.54	.84
UTILITIES	14	2.07	2.00	1.67	2.40	2.07	2.00	1.67	2.40
RDS/GRNDS/SEC	14	.43	.37	.26	.57	.43	.37	.26	.57
ADMINISTRATIVE	14	.37	.29	.28	.46	.37	.29	.28	.46
TOTAL OPER EXP	14	4.27	4.45	3.78	4.90	4.27	4.45	3.78	4.90
FIXED EXPENSES	14	.75	.82	.61	1.11	.75	.82	.61	1.11
TOTAL OPER+FIX	14	4.97	5.44	4.65	5.89	4.97	5.44	4.65	5.89
LEASING EXP	8	1.27	1.12	.20	2.06				
TOTAL PAYROLL	11	1.32	.55	.53	2.02				
TOTAL CONTRACT	12	1.02	1.55	.52	1.77				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3310	14
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	204	7
AVG % OFFICE OCCUPANCY	89.2	14
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.67	7
RENTABLE/GROSS SQFT	.91	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.80	14
PAYROLL	.88	5
CONTRACT	.55	9
SUP/MAT/MISC	.06	9
TRASH REMOVAL	.06	14
REPR/MAINT TOTAL	.61	14
PAYROLL	.36	11
ELEVATOR	.06	9
HVAC	.13	9
ELECTRICAL	.04	9
STRUCT/ROOF	.12	9
PLUMBING	.01	6
FIRE/LIFE SFTY	.01	9
OTHER MAINT/SUP	.12	14

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.07	14
ELECTRICAL	1.84	14
GAS	.17	12
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	14
RDS/GNDS/SEC TOTAL	.43	14
RDS/GNDS TOTAL	.25	14
RDS/GNDS PAYRL	.20	5
RDS/GNDS CONTR	.23	9
RDS/GNDS OTHER	.06	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.20	13
SEC PAYROLL	.34	5
SEC CONTRACTS	.06	6
SEC OTHER		
ADMIN TOTAL	.37	14
PAYROLL	.29	5
MGMT FEES	.37	6
PROF FEES	.21	4
GEN OFC EXP	.02	7
OTHER ADM EXP	.01	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.86	13
REAL ESTATE TAX	.78	13
BUILDING INS	.08	13
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.27	8
ADV/PROMOTION	.01	2
COMMISSIONS	.20	8
PROF FEES	.02	6
TENANT ALTS	1.28	7
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.32	11
CLEANING	.88	5
REPAIR/MAINT	.36	11
RDS/GROUNDS	.20	5
SECURITY	.34	5
ADMINISTRATIVE	.29	5
TOTAL CONTRACTS	1.02	12
CLEANING	.55	9
REPAIR/MAINT	.24	12
RDS/GROUNDS	.23	9
SECURITY	.06	8
ADMINISTRATIVE	.41	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	16 BLDS	1,287,830 SQ. FT.				1,287,830 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	13					10.52	10.34	8.20	12.73
RETAIL AREA									
OTHER AREA									
TOTAL RENT	13	10.54	10.44	8.20	12.73				
MISCELLANEOUS	12	.07	.02	.01	.12				
TOTAL INCOME	13	10.60	10.66	8.21	12.73				
EXPENSE									
CLEANING	14	.71	.72	.63	.76	.71	.72	.63	.76
REPAIR-MAINT	16	.71	.69	.47	.80	.71	.69	.47	.80
UTILITIES	14	1.76	1.73	1.55	1.99	1.76	1.73	1.55	1.99
RDS/GRNDS/SEC	16	.36	.35	.30	.42	.36	.35	.30	.42
ADMINISTRATIVE	16	.52	.54	.39	.63	.52	.54	.39	.63
TOTAL OPER EXP	14	4.11	4.09	3.91	4.40	4.11	4.09	3.91	4.40
FIXED EXPENSES	16	.76	.71	.56	.85	.76	.71	.56	.85
TOTAL OPER+FIX	14	4.86	4.86	4.41	5.42	4.86	4.86	4.41	5.42
LEASING EXP	15	1.67	1.47	.86	2.33				
TOTAL PAYROLL	12	.48	.34	.32	.36				
TOTAL CONTRACT	16	1.47	1.62	1.32	1.79				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5432	16
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	276	11
AVG % OFFICE OCCUPANCY	83.1	16
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.97	15
RENTABLE/GROSS SQFT	.94	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.71	14
PAYROLL	.16	7
CONTRACT	.58	13
SUP/MAT/MISC	.05	13
TRASH REMOVAL	.04	14
REPR/MAINT TOTAL	.71	16
PAYROLL	.27	12
ELEVATOR	.07	15
HVAC	.15	15
ELECTRICAL	.06	14
STRUCT/ROOF	.11	6
PLUMBING	.01	14
FIRE/LIFE SFTY	.01	14
OTHER MAINT/SUP	.20	16

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.76	14
ELECTRICAL	1.50	14
GAS	.11	10
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	14
RDS/GNDS/SEC TOTAL	.36	16
RDS/GNDS TOTAL	[illegible]	16
RDS/GNDS PAYRL	.03	7
RDS/GNDS CONTR	.24	15
RDS/GNDS OTHER	.06	10

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.08	16
SEC PAYROLL		
SEC CONTRACTS	.06	15
SEC OTHER		
ADMIN TOTAL	.52	16
PAYROLL	.12	6
MGMT FEES	.37	15
PROF FEES	.08	14
GEN OFC EXP	.03	15
OTHER ADM EXP	.07	10

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.76	16
REAL ESTATE TAX	.65	16
BUILDING INS	.13	13
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.67	15
ADV/PROMOTION	.08	15
COMMISSIONS	.74	14
PROF FEES	.06	5
TENANT ALTS	1.06	12
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.48	12
CLEANING	.16	7
REPAIR/MAINT	.27	12
RDS/GROUNDS	.03	7
SECURITY		
ADMINISTRATIVE	.12	6
TOTAL CONTRACTS	1.47	16
CLEANING	.58	13
REPAIR/MAINT	.31	16
RDS/GROUNDS	.24	15
SECURITY	.08	15
ADMINISTRATIVE	.43	15

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Kansas City, MO/KS

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	1,506,862 SQ. FT.				1,504,920 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					12.73	11.34	11.05	12.87
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	12.74	11.34	11.05	12.87				
MISCELLANEOUS	7	.26	.11	.03	.48				
TOTAL INCOME	9	12.79	11.44	11.13	13.27				
EXPENSE									
CLEANING	10	.82	.75	.70	.88	.82	.75	.70	.88
REPAIR-MAINT	10	.86	.75	.58	1.33	.86	.75	.58	1.33
UTILITIES	10	1.76	1.67	1.45	1.81	1.76	1.67	1.45	1.81
RDS/GRNDS/SEC	9	.46	.43	.39	.55	.47	.43	.39	.55
ADMINISTRATIVE	9	.83	.71	.52	.75	.83	.71	.52	.75
TOTAL OPER EXP	10	4.46	4.49	3.81	5.10	4.46	4.51	3.81	5.10
FIXED EXPENSES	9	.82	.79	.72	1.00	.82	.79	.72	1.00
TOTAL OPER + FIX	9	5.42	5.51	4.56	6.62	5.43	5.51	4.56	6.62
LEASING EXP	9	2.03	2.02	.79	2.86				
TOTAL PAYROLL	9	.69	.35	.32	.77				
TOTAL CONTRACT	10	1.59	1.71	1.58	2.02				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5060	9
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	228	8
AVG % OFFICE OCCUPANCY	88.7	10
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.86	8
RENTABLE/GROSS SQFT	.91	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.83	9
PAYROLL	.23	6
CONTRACT	.66	8
SUP/MAT/MISC	.06	8
TRASH REMOVAL	.04	9
REPR/MAINT TOTAL	.86	10
PAYROLL	.32	9
ELEVATOR	.09	10
HVAC	.10	9
ELECTRICAL	.04	8
STRUCT/ROOF	.23	5
PLUMBING	.01	8
FIRE/LIFE SFTY	.03	8
OTHER MAINT/SUP	.23	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.76	10
ELECTRICAL	1.56	10
GAS	.10	8
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	10
RDS/GNDS/SEC TOTAL	.46	9
RDS/GNDS TOTAL	.24	9
RDS/GNDS PAYRL	.04	6
RDS/GNDS CONTR	.21	8
RDS/GNDS OTHER	.04	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.22	9
SEC PAYROLL		
SEC CONTRACTS	.20	8
SEC OTHER		
ADMIN TOTAL	.83	9
PAYROLL	.13	6
MGMT FEES	.47	8
PROF FEES	.05	8
GEN OFC EXP	.04	8
OTHER ADM EXP	.10	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.82	9
REAL ESTATE TAX	.71	9
BUILDING INS	.11	9
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	2.03	9
ADV/PROMOTION	.11	8
COMMISSIONS	.45	9
PROF FEES	.02	2
TENANT ALTS	1.60	8
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.69	9
CLEANING	.23	6
REPAIR/MAINT	.32	9
RDS/GROUNDS	.04	6
SECURITY		
ADMINISTRATIVE	.13	6
TOTAL CONTRACTS	1.59	10
CLEANING	.66	8
REPAIR/MAINT	.36	10
RDS/GROUNDS	.21	8
SECURITY	.20	8
ADMINISTRATIVE	.52	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Knoxville, TN

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	496,130 SQ. FT.				496,130 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					8.04	6.95	5.62	8.09
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	8.04	6.95	5.62	8.09				
MISCELLANEOUS	7	.15	.06						
TOTAL INCOME	8	8.16	6.95	5.65	8.19				
EXPENSE									
CLEANING	8	.52	.46	.43	.52	.52	.46	.43	.52
REPAIR-MAINT	8	.66	.44	.32	.71	.66	.44	.32	.71
UTILITIES	8	1.67	1.66	1.57	1.99	1.67	1.66	1.57	1.99
RDS/GRNDS/SEC	8	.20	.17	.13	.30	.20	.17	.13	.30
ADMINISTRATIVE	8	.39	.33	.28	.40	.39	.33	.28	.40
TOTAL OPER EXP	8	3.46	3.38	3.07	3.59	3.46	3.38	3.07	3.59
FIXED EXPENSES	8	.96	.67	.43	1.02	.96	.67	.43	1.02
TOTAL OPER + FIX	8	4.42	4.04	3.59	4.51	4.42	4.04	3.59	4.51
LEASING EXP	8	.33	.23	.10	.39				
TOTAL PAYROLL	7	.27	.22						
TOTAL CONTRACT	8	1.26	1.12	.77	1.40				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4107	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	80.1	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.67	8
RENTABLE/GROSS SQFT	1.00	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.52	8
PAYROLL		
CONTRACT	.48	8
SUP/MAT/MISC		
TRASH REMOVAL	.04	8
REPR/MAINT TOTAL	.66	8
PAYROLL	.27	7
ELEVATOR	.10	6
HVAC	.06	3
ELECTRICAL		
STRUCT/ROOF	.22	6
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.18	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.67	8
ELECTRICAL	1.62	8
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	3
RDS/GNDS/SEC TOTAL	.20	8
RDS/GNDS TOTAL	.14	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.14	7
RDS/GNDS OTHER	.02	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.07	6
SEC PAYROLL		
SEC CONTRACTS	.07	6
SEC OTHER		
ADMIN TOTAL	.39	8
PAYROLL		
MGMT FEES	.30	8
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.02	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.96	8
REAL ESTATE TAX	.86	8
BUILDING INS	.10	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.29	8
ADV/PROMOTION	.06	7
COMMISSIONS	.06	2
PROF FEES		
TENANT ALTS	.20	7
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.27	7
CLEANING		
REPAIR/MAINT	.27	7
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.26	8
CLEANING	.46	8
REPAIR/MAINT	.29	8
RDS/GROUNDS	.14	7
SECURITY	.07	6
ADMINISTRATIVE	.30	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Little Rock, AR

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	11 BLDS	1,864,341 SQ. FT.				1,614,360 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					8.79	8.82	7.86	10.77
RETAIL AREA	5	6.42	7.06						
OTHER AREA									
TOTAL RENT	9	8.72	8.58	7.63	10.77				
MISCELLANEOUS	7	.52	.02	.01	2.19				
TOTAL INCOME	9	9.19	10.09	8.71	10.78				
EXPENSE									
CLEANING	9	.56	.60	.51	.66	.57	.60	.52	.67
REPAIR-MAINT	11	.62	.66	.44	.78	.62	.66	.44	.78
UTILITIES	11	1.67	1.36	1.13	1.51	1.68	1.36	1.17	1.54
RDS/GRNDS/SEC	9	.17	.18	.13	.24	.18	.19	.14	.24
ADMINISTRATIVE	11	.54	.47	.41	.67	.56	.49	.43	.68
TOTAL OPER EXP	9	3.52	3.03	2.68	3.62	3.62	3.03	2.68	3.79
FIXED EXPENSES	11	.72	.72	.48	.81	.74	.72	.49	.84
TOTAL OPER + FIX	9	4.26	3.69	3.32	4.50	4.36	3.69	3.32	4.72
LEASING EXP	8	.26	.09	.02	.23				
TOTAL PAYROLL	7	.24	.23	.16	.26				
TOTAL CONTRACT	7	1.41	1.34	1.14	1.48				

OCCUPANCY INFO.	AVERAGE	BLDS
AVG SQFT/OFFICE TENANT	7367	11
AVG SQFT/RETAIL TENANT	1797	7
AVG SQFT/OFFICE WORKER	239	10
AVG % OFFICE OCCUPANCY	78.2	11
AVG % RETAIL OCCUPANCY	98.7	7
AVG $ RATE YR-END RENT	12.74	10
RENTABLE/GROSS SQFT	.86	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.51	6
PAYROLL		
CONTRACT	.49	6
SUP/MAT/MISC		
TRASH REMOVAL	.03	2
REPR/MAINT TOTAL	.59	7
PAYROLL	.17	5
ELEVATOR	.21	7
HVAC	.09	7
ELECTRICAL	.06	5
STRUCT/ROOF	.03	6
PLUMBING	.01	3
FIRE/LIFE SFTY	.01	5
OTHER MAINT/SUP	.06	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.76	6
ELECTRICAL	1.70	5
GAS	.03	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	5
RDS/GNDS/SEC TOTAL	.16	5
RDS/GNDS TOTAL	.02	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.14	5
SEC PAYROLL		
SEC CONTRACTS	.14	6
SEC OTHER		
ADMIN TOTAL	.55	7
PAYROLL	.19	4
MGMT FEES	.36	7
PROF FEES	.07	5
GEN OFC EXP	.02	4
OTHER ADM EXP	.04	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.74	7
REAL ESTATE TAX	.59	7
BUILDING INS	.15	7
PERS PROP TAX	.00	3
OTHER TAX		
LEASING EXPENSES	.33	4
ADV/PROMOTION	.01	4
COMMISSIONS	.06	2
PROF FEES	.02	2
TENANT ALTS	.29	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.24	7
CLEANING		
REPAIR/MAINT	.17	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.19	4
TOTAL CONTRACTS	1.41	7
CLEANING	.49	5
REPAIR/MAINT	.37	7
RDS/GROUNDS	.02	3
SECURITY	.14	5
ADMINISTRATIVE	.42	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	496,861 SQ. FT.				496,861 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					8.31	8.04	7.82	9.13
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	8.37	8.07	7.82	9.15				
MISCELLANEOUS	6	.37	.43	.17	.74				
TOTAL INCOME	7	8.68	8.63	8.30	9.37				
EXPENSE									
CLEANING	7	.66	.67	.64	.70	.66	.67	.64	.70
REPAIR-MAINT	7	.71	.76	.39	.96	.71	.76	.39	.96
UTILITIES	7	1.78	1.75	1.48	1.95	1.78	1.75	1.48	1.95
RDS/GRNDS/SEC	7	.34	.32	.20	.38	.34	.32	.20	.38
ADMINISTRATIVE	7	.66	.65	.60	.71	.66	.65	.60	.71
TOTAL OPER EXP	7	4.19	4.25	3.96	4.40	4.19	4.25	3.96	4.40
FIXED EXPENSES	7	.69	.73	.52	.87	.69	.73	.52	.87
TOTAL OPER + FIX	7	4.87	4.82	4.61	5.12	4.87	4.82	4.61	5.12
LEASING EXP	7	1.06	.44	.14	.94				
TOTAL PAYROLL	7	.46	.26	.09	.31				
TOTAL CONTRACT	7	1.66	1.74	1.41	2.02				

OCCUPANCY INFO.	AVERAGE	BLDS
AVG SQFT/OFFICE TENANT	1804	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	230	6
AVG % OFFICE OCCUPANCY	84.2	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.06	7
RENTABLE/GROSS SQFT	.90	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.66	7
PAYROLL		
CONTRACT	.60	7
SUP/MAT/MISC	.06	6
TRASH REMOVAL	.03	7
REPR/MAINT TOTAL	.71	7
PAYROLL	.17	7
ELEVATOR	.17	4
HVAC	.17	7
ELECTRICAL	.06	6
STRUCT/ROOF		
PLUMBING	.01	6
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.12	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.78	7
ELECTRICAL	1.61	7
GAS	.15	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	7
RDS/GNDS/SEC TOTAL	.34	7
RDS/GNDS TOTAL	.11	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	6
RDS/GNDS OTHER	.06	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.25	5
SEC PAYROLL		
SEC CONTRACTS	.25	5
SEC OTHER		
ADMIN TOTAL	.66	7
PAYROLL	.39	3
MGMT FEES	.37	6
PROF FEES	.07	7
GEN OFC EXP	.08	4
OTHER ADM EXP	.03	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.69	7
REAL ESTATE TAX	.53	7
BUILDING INS	.15	7
PERS PROP TAX	.01	3
OTHER TAX		
LEASING EXPENSES	1.06	7
ADV/PROMOTION	.04	6
COMMISSIONS	.19	4
PROF FEES		
TENANT ALTS	.85	7
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.46	7
CLEANING		
REPAIR/MAINT	.17	7
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.39	3
TOTAL CONTRACTS	1.66	7
CLEANING	.60	7
REPAIR/MAINT	.41	7
RDS/GROUNDS	.10	6
SECURITY	.25	6
ADMINISTRATIVE	.26	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Los Angeles, CA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	31 BLDS	8,791,847 SQ. FT.				8,357,862 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	25					19.08	19.01	16.51	24.46
RETAIL AREA	14	15.91	23.18	8.52	38.11				
OTHER AREA									
TOTAL RENT	25	19.16	19.24	16.64	24.24				
MISCELLANEOUS	20	.29	.26	.07	.12				
TOTAL INCOME	25	19.43	19.91	16.64	24.5[illegible]				
EXPENSE									
CLEANING	27	.84	.85	.73	.91	.88	.85	.76	.98
REPAIR-MAINT	31	1.16	1.30	.98	1.59	1.22	1.30	.99	1.66
UTILITIES	28	1.87	1.83	1.63	2.03	1.88	1.92	1.72	2.03
RDS/GRNDS/SEC	28	.46	.51	.37	.73	.48	.53	.37	.81
ADMINISTRATIVE	27	.84	1.07	.60	1.50	.86	1.15	.63	1.56
TOTAL OPER EXP	26	5.20	5.80	5.27	6.62	5.47	5.80	5.44	7.16
FIXED EXPENSES	28	2.59	2.32	1.40	2.74	2.72	2.38	1.40	3.05
TOTAL OPER + FIX	26	7.80	8.26	7.14	8.88	8.20	8.44	7.14	10.02
LEASING EXP	26	3.66	1.15	.66	1.95				
TOTAL PAYROLL	16	.88	.96	.68	1.17				
TOTAL CONTRACT	26	2.11	2.26	1.58	2.81				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14707	27
AVG SQFT/RETAIL TENANT	4667	17
AVG SQFT/OFFICE WORKER	242	21
AVG % OFFICE OCCUPANCY	87.5	31
AVG % RETAIL OCCUPANCY	90.5	17
AVG $ RATE YR-END RENT	25.73	24
RENTABLE/GROSS SQFT	.91	14

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.81	21
PAYROLL	.63	3
CONTRACT	.63	21
SUP/MAT/MISC	.07	17
TRASH REMOVAL	.04	20
REPR/MAINT TOTAL	1.21	26
PAYROLL	.56	16
ELEVATOR	.29	23
HVAC	.18	26
ELECTRICAL	.06	20
STRUCT/ROOF	.03	9
PLUMBING	.02	21
FIRE/LIFE SFTY	.08	17
OTHER MAINT/SUP	.17	25

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.74	23
ELECTRICAL	1.64	20
GAS	.06	17
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	18
RDS/GNDS/SEC TOTAL	.47	23
RDS/GNDS TOTAL	.06	16
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	16
RDS/GNDS OTHER	.03	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.42	21
SEC PAYROLL	.23	3
SEC CONTRACTS	.39	19
SEC OTHER	.01	5
ADMIN TOTAL	.86	22
PAYROLL	.29	14
MGMT FEES	.55	18
PROF FEES	.07	15
GEN OFC EXP	.09	15
OTHER ADM EXP	.05	14

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.60	26
REAL ESTATE TAX	1.92	26
BUILDING INS	.67	24
PERS PROP TAX	.02	8
OTHER TAX	.04	14
LEASING EXPENSES	3.74	26
ADV/PROMOTION	.07	18
COMMISSIONS	.73	22
PROF FEES	.05	12
TENANT ALTS	3.11	19
BUY-OUTS		
OTHER LEASING	.04	7

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.88	16
CLEANING	.63	3
REPAIR/MAINT	.56	16
RDS/GROUNDS		
SECURITY	.23	3
ADMINISTRATIVE	.29	14
TOTAL CONTRACTS	2.11	26
CLEANING	.63	21
REPAIR/MAINT	.59	26
RDS/GROUNDS	.05	16
SECURITY	.39	19
ADMINISTRATIVE	.60	19

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	231,242 SQ. FT.				221,336 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					17.73	17.95		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	18.61	18.67						
MISCELLANEOUS									
TOTAL INCOME	2	18.87	18.88						
EXPENSE									
CLEANING	3	1.40	1.08			1.47	1.08		
REPAIR-MAINT	3	1.37	1.30			1.43	1.42		
UTILITIES	3	1.82	1.84			1.85	1.84		
RDS/GRNDS/SEC	3	.59	.74			.61	.81		
ADMINISTRATIVE	3	1.36	1.31			1.42	1.34		
TOTAL OPER EXP	3	6.61	6.42			6.91	7.03		
FIXED EXPENSES	3	1.52	1.60			1.59	1.60		
TOTAL OPER + FIX	3	8.13	8.25			8.50	8.42		
LEASING EXP	3	.89	.88						
TOTAL PAYROLL	2	1.82	1.89						
TOTAL CONTRACT	3	2.84	3.30						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3175	3
AVG SQFT/RETAIL TENANT	2089	2
AVG SQFT/OFFICE WORKER	180	2
AVG % OFFICE OCCUPANCY	94.7	3
AVG % RETAIL OCCUPANCY	62.6	2
AVG $ RATE YR-END RENT	19.90	3
RENTABLE/GROSS SQFT	1.00	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.40	3
PAYROLL		
CONTRACT	.52	3
SUP/MAT/MISC	.13	2
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	1.37	3
PAYROLL	.31	2
ELEVATOR	.28	3
HVAC	.24	3
ELECTRICAL	.13	3
STRUCT/ROOF	.06	2
PLUMBING	.15	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.29	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.82	3
ELECTRICAL	1.72	3
GAS	.06	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	2
RDS/GNDS/SEC TOTAL	.59	3
RDS/GNDS TOTAL	.04	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.86	2
SEC PAYROLL		
SEC CONTRACTS	.86	2
SEC OTHER		
ADMIN TOTAL	1.36	3
PAYROLL	.52	2
MGMT FEES	.72	3
PROF FEES	.19	3
GEN OFC EXP	.03	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.52	3
REAL ESTATE TAX	1.03	3
BUILDING INS	.47	3
PERS PROP TAX		
OTHER TAX	.02	2
LEASING EXPENSES	.89	3
ADV/PROMOTION	.03	3
COMMISSIONS	.13	3
PROF FEES		
TENANT ALTS	.86	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.82	2
CLEANING		
REPAIR/MAINT	.31	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.52	2
TOTAL CONTRACTS	2.84	3
CLEANING	.52	3
REPAIR/MAINT	.84	3
RDS/GROUNDS	.02	2
SECURITY	.86	2
ADMINISTRATIVE	.81	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Los Angeles, CA

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	10 BLDS	1,733,637 SQ. FT.				1,653,815 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	9					22.37	22.97	17.89	26.90
RETAIL AREA	5	37.62	27.09	14.06	53.34				
OTHER AREA									
TOTAL RENT	9	22.96	22.32	19.12	26.48				
MISCELLANEOUS	7	.57	.25	.07	.65				
TOTAL INCOME	9	23.41	22.57	19.50	26.49				
EXPENSE									
CLEANING	10	.88	.84	.76	.92	.91	.86	.80	.94
REPAIR-MAINT	10	1.36	1.33	1.14	1.57	1.40	1.33	1.19	1.69
UTILITIES	10	1.96	1.95	1.63	2.17	2.00	1.95	1.91	2.17
RDS/GRNDS/SEC	10	.62	.53	.47	.72	.66	.57	.47	.72
ADMINISTRATIVE	10	1.46	1.42	1.07	1.60	1.53	1.50	1.07	1.91
TOTAL OPER EXP	10	6.33	6.09	5.79	6.99	6.64	6.67	5.79	7.29
FIXED EXPENSES	10	2.38	2.52	2.17	2.74	2.50	2.56	2.20	3.06
TOTAL OPER + FIX	10	8.71	8.56	7.77	9.62	9.13	9.14	7.77	10.64
LEASING EXP	8	1.38	1.43	.44	2.09				
TOTAL PAYROLL	8	.86	.84	.53	1.09				
TOTAL CONTRACT	9	2.66	2.71	2.30	2.96				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12286	9
AVG SQFT/RETAIL TENANT	9000	5
AVG SQFT/OFFICE WORKER	236	10
AVG % OFFICE OCCUPANCY	94.2	10
AVG % RETAIL OCCUPANCY	100.0	5
AVG $ RATE YR-END RENT	26.48	8
RENTABLE/GROSS SQFT	.83	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.87	8
PAYROLL		
CONTRACT	.76	8
SUP/MAT/MISC	.07	6
TRASH REMOVAL	.04	8
REPR/MAINT TOTAL	1.40	9
PAYROLL	.59	7
ELEVATOR	.23	9
HVAC	.31	9
ELECTRICAL	.10	9
STRUCT/ROOF	.06	2
PLUMBING	.03	7
FIRE/LIFE SFTY	.06	6
OTHER MAINT/SUP	.27	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.03	9
ELECTRICAL	1.85	7
GAS	.15	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	6
RDS/GNDS/SEC TOTAL	.65	9
RDS/GNDS TOTAL	.09	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	7
RDS/GNDS OTHER	.04	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.57	9
SEC PAYROLL		
SEC CONTRACTS	.57	9
SEC OTHER	.01	2
ADMIN TOTAL	1.48	9
PAYROLL	.44	5
MGMT FEES	.78	7
PROF FEES	.11	6
GEN OFC EXP	.18	5
OTHER ADM EXP	.11	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.39	8
REAL ESTATE TAX	1.72	8
BUILDING INS	.63	7
PERS PROP TAX		
OTHER TAX	.14	6
LEASING EXPENSES	1.23	7
ADV/PROMOTION	.03	4
COMMISSIONS	.38	4
PROF FEES	.06	3
TENANT ALTS	1.19	3
BUY-OUTS		
OTHER LEASING	.01	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.86	8
CLEANING		
REPAIR/MAINT	.59	7
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.44	5
TOTAL CONTRACTS	2.66	9
CLEANING	.76	8
REPAIR/MAINT	.72	9
RDS/GROUNDS	.07	7
SECURITY	.57	9
ADMINISTRATIVE	.88	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	75 BLDS	6,944,273 SQ. FT.				6,736,884 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	55					16.69	16.00	12.38	19.54
RETAIL AREA	7	9.54	10.99	8.95	12.66				
OTHER AREA	2	1.07	26.12						
TOTAL RENT	55	16.38	16.00	11.87	19.66				
MISCELLANEOUS	34	.35	.05	.01	.17				
TOTAL INCOME	55	16.62	16.00	11.87	20.26				
EXPENSE									
CLEANING	60	.75	.71	.62	.82	.76	.71	.62	.82
REPAIR-MAINT	75	1.35	.89	.75	1.55	1.37	.96	.76	1.56
UTILITIES	60	1.92	1.77	1.62	2.02	1.95	1.81	1.86	2.10
RDS/GRNDS/SEC	58	.66	.58	.38	.81	.67	.58	.42	.84
ADMINISTRATIVE	59	.98	.95	.58	1.25	1.01	.95	.61	1.25
TOTAL OPER EXP	60	5.67	5.30	4.28	5.88	5.85	5.33	4.69	5.94
FIXED EXPENSES	59	1.71	1.46	1.07	1.99	1.77	1.49	1.07	2.07
TOTAL OPER + FIX	59	7.43	6.67	5.93	7.66	7.87	7.01	6.07	7.72
LEASING EXP	66	1.98	.84	.21	3.07				
TOTAL PAYROLL	44	.79	.74	.51	1.07				
TOTAL CONTRACT	75	2.12	2.13	1.61	2.89				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4030	57
AVG SQFT/RETAIL TENANT	3596	5
AVG SQFT/OFFICE WORKER	200	46
AVG % OFFICE OCCUPANCY	86.3	75
AVG % RETAIL OCCUPANCY	86.0	6
AVG $ RATE YR-END RENT	23.86	54
RENTABLE/GROSS SQFT	.80	33

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.74	66
PAYROLL	.11	7
CONTRACT	.62	57
SUP/MAT/MISC	.06	60
TRASH REMOVAL	.04	56
REPR/MAINT TOTAL	1.36	76
PAYROLL	.46	39
ELEVATOR	.16	52
HVAC	.26	75
ELECTRICAL	.08	42
STRUCT/ROOF	.17	21
PLUMBING	.03	41
FIRE/LIFE SFTY	.06	23
OTHER MAINT/SUP	.50	72

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.92	60
ELECTRICAL	1.66	59
GAS	.22	54
FUEL OIL	.19	4
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	60
RDS/GNDS/SEC TOTAL	.65	66
RDS/GNDS TOTAL	.23	55
RDS/GNDS PAYRL	.21	11
RDS/GNDS CONTR	.17	53
RDS/GNDS OTHER	.08	33

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.45	55
SEC PAYROLL	.23	4
SEC CONTRACTS	.41	64
SEC OTHER	.06	6
ADMIN TOTAL	.98	69
PAYROLL	.43	29
MGMT FEES	.64	54
PROF FEES	.10	31
GEN OFC EXP	.13	37
OTHER ADM EXP	.06	36

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.71	59
REAL ESTATE TAX	1.26	69
BUILDING INS	.44	59
PERS PROP TAX	.01	13
OTHER TAX	.04	25
LEASING EXPENSES	1.86	66
ADV/PROMOTION	.07	42
COMMISSIONS	.86	54
PROF FEES	.07	56
TENANT ALTS	1.72	41
BUY-OUTS	.08	4
OTHER LEASING	.15	23

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.79	44
CLEANING	.11	7
REPAIR/MAINT	.46	39
RDS/GROUNDS	.21	11
SECURITY	.23	4
ADMINISTRATIVE	.43	29
TOTAL CONTRACTS	2.12	75
CLEANING	.62	57
REPAIR/MAINT	.59	75
RDS/GROUNDS	.17	53
SECURITY	.41	54
ADMINISTRATIVE	.56	56

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Los Angeles, CA

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	126,314 SQ. FT.				126,314 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					9.78	9.74		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	9.78	9.74						
MISCELLANEOUS									
TOTAL INCOME	2	9.78	9.74						
EXPENSE									
CLEANING	4	.76	.81	.61	.95	.76	.81	.61	.95
REPAIR-MAINT	4	.80	.82	.71	.93	.80	.82	.71	.93
UTILITIES	4	1.56	1.55	1.42	1.76	1.56	1.55	1.42	1.76
RDS/GRNDS/SEC	3	.62	.50			.62	.50		
ADMINISTRATIVE	4	1.07	1.10	.43	1.92	1.07	1.10	.43	1.92
TOTAL OPER EXP	4	4.69	4.91	3.76	5.92	4.69	4.91	3.76	5.92
FIXED EXPENSES	4	1.33	1.36	.99	1.78	1.33	1.36	.99	1.78
TOTAL OPER+FIX	4	6.02	6.34	4.75	7.70	6.02	6.34	4.75	7.70
LEASING EXP	3	1.07	2.01						
TOTAL PAYROLL									
TOTAL CONTRACT	4	2.60	2.31	1.96	3.38				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3236	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	251	2
AVG % OFFICE OCCUPANCY	77.5	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.46	3
RENTABLE/GROSS SQFT	.89	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.76	4
PAYROLL		
CONTRACT	.67	4
SUP/MAT/MISC	.11	2
TRASH REMOVAL	.08	2
REPR/MAINT TOTAL	.80	4
PAYROLL		
ELEVATOR	.05	4
HVAC	.23	4
ELECTRICAL	.16	3
STRUCT/ROOF	.10	2
PLUMBING	.03	3
FIRE/LIFE SFTY	.09	2
OTHER MAINT/SUP	.20	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.56	4
ELECTRICAL	1.41	4
GAS	.03	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.14	4
RDS/GNDS/SEC TOTAL	.62	3
RDS/GNDS TOTAL	.57	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.57	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.08	3
SEC PAYROLL		
SEC CONTRACTS	.04	3
SEC OTHER		
ADMIN TOTAL	1.07	4
PAYROLL		
MGMT FEES	.85	4
PROF FEES	.16	2
GEN OFC EXP		
OTHER ADM EXP	.05	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.33	4
REAL ESTATE TAX	.96	4
BUILDING INS	.37	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.07	3
ADV/PROMOTION	.07	3
COMMISSIONS		
PROF FEES		
TENANT ALTS	2.56	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	2.60	4
CLEANING	.67	4
REPAIR/MAINT	.53	4
RDS/GROUNDS	.57	3
SECURITY	.04	3
ADMINISTRATIVE	.92	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	321,046 SQ. FT.				321,046 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					19.31	20.31	18.10	21.05
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	19.33	20.33	18.14	21.06				
MISCELLANEOUS	3	.06	.01						
TOTAL INCOME	4	19.37	20.41	18.21	21.07				
EXPENSE									
CLEANING	4	.80	.81	.68	.91	.80	.81	.68	.91
REPAIR-MAINT	4	1.39	1.55	1.10	1.77	1.39	1.55	1.10	1.77
UTILITIES	4	2.40	2.50	2.09	2.56	2.40	2.50	2.09	2.56
RDS/GRNDS/SEC	4	.42	.38	.18	.60	.42	.38	.18	.60
ADMINISTRATIVE	4	1.16	1.17	1.02	1.25	1.16	1.17	1.02	1.25
TOTAL OPER EXP	4	5.96	6.00	5.52	6.25	5.96	6.00	5.52	6.25
FIXED EXPENSES	4	1.30	1.32	.91	1.56	1.30	1.32	.91	1.56
TOTAL OPER+FIX	4	7.27	7.52	6.56	7.67	7.27	7.52	6.56	7.67
LEASING EXP	4	.10	.10	.05	.29				
TOTAL PAYROLL	3	.83	.74						
TOTAL CONTRACT	4	2.56	2.39	2.21	2.87				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4864	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	147	4
AVG % OFFICE OCCUPANCY	91.2	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	24.85	4
RENTABLE/GROSS SQFT	.87	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.80	4
PAYROLL		
CONTRACT	.67	4
SUP/MAT/MISC	.17	2
TRASH REMOVAL	.05	4
REPR/MAINT TOTAL	1.39	4
PAYROLL	.58	3
ELEVATOR	.15	4
HVAC	.28	4
ELECTRICAL	.08	4
STRUCT/ROOF		
PLUMBING	.10	3
FIRE/LIFE SFTY	.10	2
OTHER MAINT/SUP	.24	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.40	4
ELECTRICAL	2.14	4
GAS	.19	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	4
RDS/GNDS/SEC TOTAL	.42	4
RDS/GNDS TOTAL	.15	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.32	3
SEC PAYROLL		
SEC CONTRACTS	.32	3
SEC OTHER		
ADMIN TOTAL	1.16	4
PAYROLL	.29	2
MGMT FEES	.81	4
PROF FEES	.10	3
GEN OFC EXP	.05	2
OTHER ADM EXP	.08	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.30	4
REAL ESTATE TAX	.89	4
BUILDING INS	.40	4
PERS PROP TAX		
OTHER TAX	.02	4
LEASING EXPENSES	.10	4
ADV/PROMOTION		
COMMISSIONS	.13	3
PROF FEES		
TENANT ALTS	.12	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.83	3
CLEANING		
REPAIR/MAINT	.58	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.29	2
TOTAL CONTRACTS	2.56	4
CLEANING	.67	4
REPAIR/MAINT	.67	4
RDS/GROUNDS	.05	4
SECURITY	.32	3
ADMINISTRATIVE	.80	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Los Angeles, CA

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	10 BLDS	1,881,201 SQ. FT.				1,516,401 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	9					17.26	16.79	14.23	19.44
RETAIL AREA	4	9.84	12.66	6.89	16.83				
OTHER AREA									
TOTAL RENT	9	16.70	16.79	13.59	19.52				
MISCELLANEOUS	7	.66	.14	.03	1.07				
TOTAL INCOME	9	17.27	17.81	13.60	21.18				
EXPENSE									
CLEANING	10	.70	.69	.65	.80	.71	.69	.65	.80
REPAIR-MAINT	10	1.07	.90	.75	1.15	1.09	.92	.75	1.15
UTILITIES	10	1.82	1.85	1.63	1.91	1.85	1.86	1.69	1.91
RDS/GRNDS/SEC	9	.55	.57	.26	.77	.56	.57	.27	.84
ADMINISTRATIVE	9	.96	.87	.58	1.25	1.01	.91	.58	1.28
TOTAL OPER EXP	10	5.00	4.82	4.28	5.65	5.22	5.14	4.56	5.66
FIXED EXPENSES	9	2.00	1.75	1.13	2.61	2.09	1.75	1.13	2.88
TOTAL OPER + FIX	9	7.16	7.12	5.67	8.47	7.40	7.19	5.91	8.86
LEASING EXP	6	.86	.30	.15	1.65				
TOTAL PAYROLL	9	.73	.64	.40	1.09				
TOTAL CONTRACT	10	1.93	1.82	1.46	2.40				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4974	9
AVG SQFT/RETAIL TENANT	2861	4
AVG SQFT/OFFICE WORKER	217	7
AVG % OFFICE OCCUPANCY	86.7	10
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	24.81	7
RENTABLE/GROSS SQFT	.92	6

DETAIL*		BLDS
CLEANING TOTAL	.70	9
PAYROLL	.17	3
CONTRACT	.58	6
SUP/MAT/MISC	.08	7
TRASH REMOVAL	.04	9
REPR/MAINT TOTAL	1.07	10
PAYROLL	.42	8
ELEVATOR	.16	10
HVAC	.27	10
ELECTRICAL	.08	7
STRUCT/ROOF	.11	3
PLUMBING	.03	7
FIRE/LIFE SFTY	.03	4
OTHER MAINT/SUP	.19	9

DETAIL*		BLDS
UTILITIES TOTAL	1.82	10
ELECTRICAL	1.66	9
GAS	.10	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	10
RDS/GNDS/SEC TOTAL	.55	9
RDS/GNDS TOTAL	.19	6
RDS/GNDS PAYRL	.18	2
RDS/GNDS CONTR	.12	6
RDS/GNDS OTHER	.09	5

DETAIL*		BLDS
SECURITY TOTAL	.40	6
SEC PAYROLL		
SEC CONTRACTS	.42	7
SEC OTHER	.07	3
ADMIN TOTAL	.96	9
PAYROLL	.32	7
MGMT FEES	.57	7
PROF FEES	.08	6
GEN OFC EXP	.16	7
OTHER ADM EXP	.07	6

DETAIL*		BLDS
FIXED EXP TOTAL	2.00	9
REAL ESTATE TAX	1.46	9
BUILDING INS	.40	9
PERS PROP TAX		
OTHER TAX	.12	4
LEASING EXPENSES	.86	6
ADV/PROMOTION	.21	2
COMMISSIONS	.35	3
PROF FEES	.12	3
TENANT ALTS	1.29	3
BUY-OUTS		
OTHER LEASING	.29	2

DETAIL*		BLDS
TOTAL PAYROLL	.73	9
CLEANING	.17	3
REPAIR/MAINT	.42	8
RDS/GROUNDS	.18	2
SECURITY		
ADMINISTRATIVE	.32	7
TOTAL CONTRACTS	1.93	10
CLEANING	.58	6
REPAIR/MAINT	.64	10
RDS/GROUNDS	.12	6
SECURITY	.42	7
ADMINISTRATIVE	.56	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,990,872 SQ. FT.				1,866,373 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					19.50	18.97	13.86	25.05
RETAIL AREA	2	9.12	9.15						
OTHER AREA									
TOTAL RENT	6	18.77	18.88	13.86	24.01				
MISCELLANEOUS	4	.52	.11	.05	1.04				
TOTAL INCOME	6	19.11	19.05	13.98	24.01				
EXPENSE									
CLEANING	6	.75	.76	.69	.86	.76	.76	.69	.80
REPAIR-MAINT	6	2.23	1.44	.89	2.19	2.31	1.49	.95	2.19
UTILITIES	6	1.82	1.80	1.70	1.88	1.89	1.86	1.70	2.10
RDS/GRNDS/SEC	6	.65	.59	.41	.68	.69	.61	.52	.86
ADMINISTRATIVE	6	1.10	1.04	.49	1.34	1.17	1.08	.62	1.34
TOTAL OPER EXP	6	6.56	5.69	4.01	8.16	6.89	5.87	4.70	8.16
FIXED EXPENSES	6	2.02	2.10	1.49	2.57	2.16	2.39	1.67	2.72
TOTAL OPER + FIX	6	8.58	7.26	6.10	11.42	9.15	8.09	6.23	11.42
LEASING EXP	5	1.77	.84	.86	3.46				
TOTAL PAYROLL	6	1.04	.85	.56	1.88				
TOTAL CONTRACT	6	1.96	1.89	1.35	2.85				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4425	6
AVG SQFT/RETAIL TENANT	4370	3
AVG SQFT/OFFICE WORKER	175	6
AVG % OFFICE OCCUPANCY	88.2	6
AVG % RETAIL OCCUPANCY	86.7	3
AVG $ RATE YR-END RENT	25.34	6
RENTABLE/GROSS SQFT	.89	2

DETAIL*		BLDS
CLEANING TOTAL	.75	6
PAYROLL		
CONTRACT	.60	5
SUP/MAT/MISC	.08	5
TRASH REMOVAL	.04	5
REPR/MAINT TOTAL	2.23	6
PAYROLL	.86	5
ELEVATOR	.18	6
HVAC	.22	6
ELECTRICAL	.07	6
STRUCT/ROOF	.05	2
PLUMBING	.04	6
FIRE/LIFE SFTY	.08	5
OTHER MAINT/SUP	1.16	6

DETAIL*		BLDS
UTILITIES TOTAL	1.82	6
ELECTRICAL	1.69	6
GAS	.09	5
FUEL OIL	.00	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	6
RDS/GNDS/SEC TOTAL	.65	6
RDS/GNDS TOTAL	.20	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.17	4
RDS/GNDS OTHER	.08	2

DETAIL*		BLDS
SECURITY TOTAL	.46	5
SEC PAYROLL		
SEC CONTRACTS	.40	5
SEC OTHER	.08	2
ADMIN TOTAL	1.10	6
PAYROLL	.60	5
MGMT FEES	.38	5
PROF FEES	.14	5
GEN OFC EXP	.20	4
OTHER ADM EXP	.06	5

DETAIL*		BLDS
FIXED EXP TOTAL	2.02	6
REAL ESTATE TAX	1.42	6
BUILDING INS	.56	6
PERS PROP TAX	.01	2
OTHER TAX	.05	3
LEASING EXPENSES	1.77	6
ADV/PROMOTION	.06	3
COMMISSIONS	.40	5
PROF FEES	.09	4
TENANT ALTS	1.22	5
BUY-OUTS		
OTHER LEASING	.11	3

DETAIL*		BLDS
TOTAL PAYROLL	1.04	6
CLEANING		
REPAIR/MAINT	.56	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.60	5
TOTAL CONTRACTS	1.96	6
CLEANING	.60	5
REPAIR/MAINT	.80	6
RDS/GROUNDS	.17	4
SECURITY	.40	5
ADMINISTRATIVE	.42	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Louisville, KY

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,593,876 SQ. FT.				1,496,213 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					10.76	11.57		
RETAIL AREA	3	7.60	6.93						
OTHER AREA									
TOTAL RENT	4	10.61	11.57						
MISCELLANEOUS									
TOTAL INCOME	4	10.77	11.57						
EXPENSE									
CLEANING	6	.98	.96	.76	1.49	.99	.96	.76	1.51
REPAIR-MAINT	6	1.27	1.29	1.18	1.46	1.28	1.29	1.19	1.46
UTILITIES	6	2.20	1.83	1.65	2.61	2.20	1.83	1.65	2.62
RDS/GRNDS/SEC	6	.42	.39	.27	.75	.44	.41	.30	.77
ADMINISTRATIVE	6	.45	.41	.31	.76	.48	.43	.32	.86
TOTAL OPER EXP	6	5.31	5.20	4.67	6.43	5.61	5.37	4.83	7.11
FIXED EXPENSES	6	1.12	.82	.34	1.49	1.18	.82	.36	1.57
TOTAL OPER + FIX	6	6.42	6.02	5.87	7.05	6.79	6.70	6.14	7.47
LEASING EXP	3	.23	.15						
TOTAL PAYROLL	5	1.47	.85	.80	2.21				
TOTAL CONTRACT	5	1.46	1.80	1.14	2.08				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11764	6
AVG SQFT/RETAIL TENANT	2071	5
AVG SQFT/OFFICE WORKER	243	5
AVG % OFFICE OCCUPANCY	95.8	6
AVG % RETAIL OCCUPANCY	72.8	5
AVG $ RATE YR-END RENT	16.60	5
RENTABLE/GROSS SQFT	.77	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.16	6
PAYROLL		
CONTRACT	.85	6
SUP/MAT/MISC	.09	6
TRASH REMOVAL	.05	5
REPR/MAINT TOTAL	1.31	6
PAYROLL	.61	3
ELEVATOR	.24	5
HVAC	.14	5
ELECTRICAL	.04	3
STRUCT/ROOF	.12	2
PLUMBING	.03	3
FIRE/LIFE SFTY	.06	5
OTHER MAINT/SUP	.24	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.04	6
ELECTRICAL	1.82	5
GAS	.20	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	4
RDS/GNDS/SEC TOTAL	.46	6
RDS/GNDS TOTAL	.09	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	2
RDS/GNDS OTHER	.02	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.43	5
SEC PAYROLL	.34	2
SEC CONTRACTS	.38	4
SEC OTHER	.08	2
ADMIN TOTAL	.46	6
PAYROLL	.33	5
MGMT FEES		
PROF FEES	.21	3
GEN OFC EXP	.03	5
OTHER ADM EXP	.06	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.16	5
REAL ESTATE TAX	1.04	3
BUILDING INS	.11	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.47	5
CLEANING		
REPAIR/MAINT	.61	3
RDS/GROUNDS		
SECURITY	.34	2
ADMINISTRATIVE	.33	5
TOTAL CONTRACTS	1.46	5
CLEANING	.85	5
REPAIR/MAINT	.56	5
RDS/GROUNDS	.05	2
SECURITY	.38	4
ADMINISTRATIVE	.13	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	261,274 SQ. FT.				252,759 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					9.28	9.08	7.38	10.04
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	9.41	9.20	7.36	10.16				
MISCELLANEOUS	3	.07	.08						
TOTAL INCOME	5	9.47	9.28	7.43	10.19				
EXPENSE									
CLEANING	5	.49	.47	.44	.52	.50	.47	.44	.53
REPAIR-MAINT	5	.68	.63	.43	.80	.66	.64	.43	.81
UTILITIES	5	1.40	1.37	1.23	1.49	1.44	1.38	1.23	1.52
RDS/GRNDS/SEC	5	.10	.11	.10	.11	.10	.11	.10	.11
ADMINISTRATIVE	5	.74	.41	.30	.79	.77	.41	.30	.83
TOTAL OPER EXP	5	3.41	3.08	2.60	3.60	3.53	3.08	2.60	3.73
FIXED EXPENSES	5	.66	.60	.46	.86	.66	.62	.48	.86
TOTAL OPER + FIX	5	4.07	3.92	3.11	4.41	4.21	3.92	3.11	4.56
LEASING EXP	4	1.29	1.26						
TOTAL PAYROLL	4	.47	.32						
TOTAL CONTRACT	5	1.19	1.20	.95	1.22				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2080	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	273	5
AVG % OFFICE OCCUPANCY	91.8	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.80	5
RENTABLE/GROSS SQFT	.87	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.49	5
PAYROLL		
CONTRACT	.45	5
SUP/MAT/MISC		
TRASH REMOVAL	.04	4
REPR/MAINT TOTAL	.66	5
PAYROLL	.21	4
ELEVATOR	.07	4
HVAC	.13	5
ELECTRICAL	.04	3
STRUCT/ROOF	.03	4
PLUMBING	.02	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.22	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.40	5
ELECTRICAL	1.24	5
GAS	.14	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	4
RDS/GNDS/SEC TOTAL	.10	5
RDS/GNDS TOTAL	.11	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.08	4
RDS/GNDS OTHER	.02	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.74	5
PAYROLL	.28	3
MGMT FEES	.45	5
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.03	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.66	5
REAL ESTATE TAX	.56	5
BUILDING INS	.08	5
PERS PROP TAX		
OTHER TAX	.00	3
LEASING EXPENSES	1.29	4
ADV/PROMOTION	.06	2
COMMISSIONS	.22	3
PROF FEES		
TENANT ALTS	1.14	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.47	4
CLEANING		
REPAIR/MAINT	.21	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.26	3
TOTAL CONTRACTS	1.19	5
CLEANING	.45	5
REPAIR/MAINT	.26	5
RDS/GROUNDS	.08	4
SECURITY		
ADMINISTRATIVE	.45	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Madison, WI

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	159,674 SQ. FT.				155,586 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					11.42	11.57	9.39	13.04
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	11.22	11.27	9.37	12.50				
MISCELLANEOUS	4	.23	.13	.03	.33				
TOTAL INCOME	5	11.43	11.57	9.48	12.58				
EXPENSE									
CLEANING	5	.79	.85	.63	.91	.80	.85	.63	.96
REPAIR-MAINT	5	.89	.52	.30	2.05	.90	.52	.30	2.23
UTILITIES	5	.96	.96	.85	1.19	.97	1.02	.88	1.19
RDS/GRNDS/SEC	5	.23	.32	.19	.36	.24	.34	.20	.37
ADMINISTRATIVE	5	.76	.63	.54	.82	.78	.69	.54	.86
TOTAL OPER EXP	5	3.65	3.61	2.72	4.96	3.74	3.61	2.84	5.31
FIXED EXPENSES	5	1.53	1.53	1.24	1.64	1.57	1.59	1.31	1.68
TOTAL OPER + FIX	5	5.18	5.31	4.01	6.47	5.32	5.31	4.19	6.89
LEASING EXP	5	.49	.63	.16	.91				
TOTAL PAYROLL	3	.31	.29						
TOTAL CONTRACT	4	1.98	1.71	1.40	3.08				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2702	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	281	4
AVG % OFFICE OCCUPANCY	88.6	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.33	5
RENTABLE/GROSS SQFT	.86	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.74	4
PAYROLL	.07	3
CONTRACT	.52	4
SUP/MAT/MISC	.10	4
TRASH REMOVAL	.06	4
REPR/MAINT TOTAL	.84	4
PAYROLL	.18	3
ELEVATOR		
HVAC	.25	4
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.07	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	.94	4
ELECTRICAL	.73	4
GAS	.19	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	4
RDS/GNDS/SEC TOTAL	.27	4
RDS/GNDS TOTAL	.24	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.24	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.04	2
SEC PAYROLL		
SEC CONTRACTS	.04	2
SEC OTHER		
ADMIN TOTAL	.63	4
PAYROLL	.06	3
MGMT FEES	.56	4
PROF FEES	.00	2
GEN OFC EXP	.00	3
OTHER ADM EXP	.01	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.49	4
REAL ESTATE TAX	1.35	4
BUILDING INS	.14	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.79	4
ADV/PROMOTION	.03	2
COMMISSIONS	.47	3
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.31	3
CLEANING	.07	3
REPAIR/MAINT	.18	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.06	3
TOTAL CONTRACTS	1.98	4
CLEANING	.52	4
REPAIR/MAINT	.63	4
RDS/GROUNDS	.24	4
SECURITY	.04	2
ADMINISTRATIVE	.56	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	75,113 SQ. FT.				71,025 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					11.60	11.83	9.54	13.04
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	11.15	11.41	9.37	12.50				
MISCELLANEOUS	3	.27	.05						
TOTAL INCOME	4	11.39	11.64	9.54	12.58				
EXPENSE									
CLEANING	4	.74	.76	.63	.91	.75	.76	.63	.96
REPAIR-MAINT	4	.84	.49	.30	1.85	.86	.49	.30	2.02
UTILITIES	4	.94	1.05	.85	1.19	.96	1.10	.90	1.19
RDS/GRNDS/SEC	4	.27	.33	.25	.36	.29	.35	.28	.37
ADMINISTRATIVE	4	.63	.63	.54	.69	.66	.66	.54	.76
TOTAL OPER EXP	4	3.42	3.18	2.72	4.85	3.62	3.27	2.84	5.19
FIXED EXPENSES	4	1.49	1.48	1.24	1.61	1.57	1.63	1.32	1.68
TOTAL OPER + FIX	4	4.91	4.76	4.01	6.41	5.19	4.95	4.19	6.83
LEASING EXP	4	.79	.69	.36	.91				
TOTAL PAYROLL	3	.31	.29						
TOTAL CONTRACT	4	1.98	1.71	1.40	3.08				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2405	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	281	4
AVG % OFFICE OCCUPANCY	94.8	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.26	4
RENTABLE/GROSS SQFT	.82	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.74	4
PAYROLL	.07	3
CONTRACT	.52	4
SUP/MAT/MISC	.10	4
TRASH REMOVAL	.06	4
REPR/MAINT TOTAL	.84	4
PAYROLL	.18	3
ELEVATOR		
HVAC	.25	4
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.07	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	.94	4
ELECTRICAL	.73	4
GAS	.19	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	4
RDS/GNDS/SEC TOTAL	.27	4
RDS/GNDS TOTAL	.24	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.24	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.04	2
SEC PAYROLL		
SEC CONTRACTS	.04	2
SEC OTHER		
ADMIN TOTAL	.63	4
PAYROLL	.06	3
MGMT FEES	.56	4
PROF FEES	.00	2
GEN OFC EXP	.00	3
OTHER ADM EXP	.01	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.49	4
REAL ESTATE TAX	1.35	4
BUILDING INS	.14	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.79	4
ADV/PROMOTION	.03	2
COMMISSIONS	.47	3
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.31	3
CLEANING	.07	3
REPAIR/MAINT	.18	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.06	3
TOTAL CONTRACTS	1.98	4
CLEANING	.52	4
REPAIR/MAINT	.63	4
RDS/GROUNDS	.24	4
SECURITY	.04	2
ADMINISTRATIVE	.56	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Memphis, TN

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	651,532 SQ. FT.				647,804 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					10.12	10.13	8.99	10.44
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	13.26	10.25	8.99	15.16				
MISCELLANEOUS									
TOTAL INCOME	5	13.26	10.25	8.99	15.16				
EXPENSE									
CLEANING	5	.57	.57	.47	.76	.57	.57	.47	.76
REPAIR-MAINT	5	.47	.57	.34	.59	.47	.57	.34	.59
UTILITIES	5	1.52	1.61	1.38	1.78	1.52	1.61	1.38	1.78
RDS/GRNDS/SEC	5	.30	.36	.12	.53	.31	.36	.12	.53
ADMINISTRATIVE	4	.89	.93	.76	1.19	.89	.94	.77	1.19
TOTAL OPER EXP	5	3.80	4.00	3.42	4.56	3.83	4.00	3.46	4.56
FIXED EXPENSES	5	.92	1.07	.69	1.16	.92	1.06	.70	1.16
TOTAL OPER+FIX	5	4.72	5.01	4.20	5.66	4.75	5.01	4.26	5.66
LEASING EXP	3	1.47	1.62						
TOTAL PAYROLL	4	.57	.46	.25	.78				
TOTAL CONTRACT	5	1.25	1.11	1.04	1.73				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6396	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	239	4
AVG % OFFICE OCCUPANCY	84.4	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.43	5
RENTABLE/GROSS SQFT	1.00	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.57	5
PAYROLL		
CONTRACT	.44	5
SUP/MAT/MISC	.07	5
TRASH REMOVAL	.05	5
REPR/MAINT TOTAL	.47	5
PAYROLL	.23	3
ELEVATOR	.11	4
HVAC	.15	4
ELECTRICAL	.01	3
STRUCT/ROOF	.01	2
PLUMBING	.00	2
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.11	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.52	5
ELECTRICAL	1.46	5
GAS	.09	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	4
RDS/GNDS/SEC TOTAL	.30	5
RDS/GNDS TOTAL	.20	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.18	5
RDS/GNDS OTHER	.05	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.16	3
SEC PAYROLL		
SEC CONTRACTS	.20	2
SEC OTHER		
ADMIN TOTAL	.89	4
PAYROLL	.41	3
MGMT FEES	.37	4
PROF FEES		
GEN OFC EXP	.11	2
OTHER ADM EXP	.09	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.92	5
REAL ESTATE TAX	.76	5
BUILDING INS	.16	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.47	3
ADV/PROMOTION	.03	2
COMMISSIONS	.43	2
PROF FEES		
TENANT ALTS	.49	2
BUY-OUTS	1.06	2
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.57	4
CLEANING		
REPAIR/MAINT	.23	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.41	3
TOTAL CONTRACTS	1.25	5
CLEANING	.44	5
REPAIR/MAINT	.29	4
RDS/GROUNDS	.18	5
SECURITY	.20	2
ADMINISTRATIVE	.39	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	622,096 SQ. FT.				618,136 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					10.27	10.25		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	13.51	10.30	10.13	15.16				
MISCELLANEOUS									
TOTAL INCOME	4	13.51	10.30	10.13	15.16				
EXPENSE									
CLEANING	4	.56	.52	.47	.62	.56	.52	.47	.62
REPAIR-MAINT	4	.47	.47	.34	.59	.47	.47	.34	.59
UTILITIES	4	1.50	1.54	1.38	1.63	1.50	1.54	1.38	1.63
RDS/GRNDS/SEC	4	.29	.25	.12	.40	.29	.25	.12	.40
ADMINISTRATIVE	3	.88	.82			.88	.84		
TOTAL OPER EXP	4	3.75	3.90	3.42	4.09	3.77	3.90	3.46	4.09
FIXED EXPENSES	4	.90	1.06	.69	1.13	.91	1.06	.70	1.14
TOTAL OPER+FIX	4	4.65	4.67	4.20	5.13	4.68	4.67	4.26	5.13
LEASING EXP	3	1.47	1.62						
TOTAL PAYROLL	3	.61	.49						
TOTAL CONTRACT	4	1.21	1.09	1.04	1.31				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6396	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	239	4
AVG % OFFICE OCCUPANCY	83.8	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.63	4
RENTABLE/GROSS SQFT	1.00	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.56	4
PAYROLL		
CONTRACT	.43	4
SUP/MAT/MISC	.06	4
TRASH REMOVAL	.05	4
REPR/MAINT TOTAL	.47	4
PAYROLL	.24	2
ELEVATOR	.12	3
HVAC	.14	3
ELECTRICAL	.01	3
STRUCT/ROOF	.01	2
PLUMBING	.00	2
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.10	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.50	4
ELECTRICAL	1.44	4
GAS	.09	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	3
RDS/GNDS/SEC TOTAL	.29	4
RDS/GNDS TOTAL	.18	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.16	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.16	3
SEC PAYROLL		
SEC CONTRACTS	.20	2
SEC OTHER		
ADMIN TOTAL	.88	3
PAYROLL	.41	3
MGMT FEES	.36	3
PROF FEES		
GEN OFC EXP	.11	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.90	4
REAL ESTATE TAX	.75	4
BUILDING INS	.16	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.47	3
ADV/PROMOTION	.03	2
COMMISSIONS	.43	2
PROF FEES		
TENANT ALTS	.49	2
BUY-OUTS	1.06	2
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.61	3
CLEANING		
REPAIR/MAINT	.24	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.41	3
TOTAL CONTRACTS	1.21	4
CLEANING	.43	4
REPAIR/MAINT	.29	3
RDS/GROUNDS	.16	4
SECURITY	.20	2
ADMINISTRATIVE	.38	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Miami, FL

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	12 BLDS	4,246,315 SQ. FT.				4,063,964 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	11					16.97	16.17	15.15	19.48
RETAIL AREA	3	13.92	16.27						
OTHER AREA									
TOTAL RENT	11	16.67	16.26	15.23	19.44				
MISCELLANEOUS	9	.41	.25	.13	1.17				
TOTAL INCOME	11	16.98	17.29	15.29	20.34				
EXPENSE									
CLEANING	12	.67	.78	.55	.98	.70	.78	.55	1.06
REPAIR-MAINT	12	.85	.82	.57	1.40	.88	.85	.57	1.40
UTILITIES	12	1.76	2.11	1.79	2.30	1.81	2.11	1.79	2.30
RDS/GRNDS/SEC	12	.41	.40	.26	.57	.43	.40	.27	.58
ADMINISTRATIVE	11	.76	1.04	.76	1.14	.80	1.04	.76	1.23
TOTAL OPER EXP	12	4.43	4.87	4.26	6.45	4.61	4.87	4.26	6.59
FIXED EXPENSES	11	3.97	3.59	2.81	4.56	4.06	3.75	2.81	4.68
TOTAL OPER+FIX	11	8.99	8.65	7.95	10.58	9.24	8.65	8.07	10.91
LEASING EXP	8	2.90	2.35	1.34	3.45				
TOTAL PAYROLL	11	.56	.74	.45	.93				
TOTAL CONTRACT	11	1.70	1.77	1.47	2.41				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6221	11
AVG SQFT/RETAIL TENANT	1996	5
AVG SQFT/OFFICE WORKER	246	9
AVG % OFFICE OCCUPANCY	79.1	11
AVG % RETAIL OCCUPANCY	50.9	5
AVG $ RATE YR-END RENT	25.77	10
RENTABLE/GROSS SQFT	.82	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.84	10
PAYROLL	.29	3
CONTRACT	.39	10
SUP/MAT/MISC	.08	7
TRASH REMOVAL	.06	9
REPR/MAINT TOTAL	.97	11
PAYROLL	.38	9
ELEVATOR	.35	11
HVAC	.23	9
ELECTRICAL	.15	9
STRUCT/ROOF	.06	3
PLUMBING	.01	7
FIRE/LIFE SFTY	.03	5
OTHER MAINT/SUP	.24	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.04	11
ELECTRICAL	1.92	10
GAS	.00	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	9
RDS/GNDS/SEC TOTAL	.44	11
RDS/GNDS TOTAL	.20	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.18	8
RDS/GNDS OTHER	.03	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	9
SEC PAYROLL	.37	2
SEC CONTRACTS	.30	8
SEC OTHER		
ADMIN TOTAL	.87	10
PAYROLL	.34	7
MGMT FEES	.44	9
PROF FEES	.20	8
GEN OFC EXP	.08	8
OTHER ADM EXP	.03	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.97	11
REAL ESTATE TAX	3.56	11
BUILDING INS	.24	11
PERS PROP TAX	.12	6
OTHER TAX		
LEASING EXPENSES	2.90	8
ADV/PROMOTION	.15	6
COMMISSIONS	.33	6
PROF FEES	.66	3
TENANT ALTS	1.47	7
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.56	11
CLEANING	.29	3
REPAIR/MAINT	.38	9
RDS/GROUNDS		
SECURITY	.37	2
ADMINISTRATIVE	.34	7
TOTAL CONTRACTS	1.70	11
CLEANING	.39	10
REPAIR/MAINT	.57	11
RDS/GROUNDS	.18	8
SECURITY	.30	8
ADMINISTRATIVE	.56	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	301,200 SQ. FT.				291,990 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					19.02	19.30	15.68	22.97
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	13.98	19.30	15.65	22.97				
MISCELLANEOUS	4	.87	.52	.13	1.98				
TOTAL INCOME	4	19.86	20.89	17.24	23.49				
EXPENSE									
CLEANING	4	1.01	.98	.87	1.10	1.04	1.06	.94	1.10
REPAIR-MAINT	4	1.73	1.71	.88	2.58	1.79	1.89	.88	2.76
UTILITIES	4	2.65	2.57	2.22	3.03	2.65	2.57	2.22	3.03
RDS/GRNDS/SEC	4	.40	.40	.22	.66	.41	.40	.22	.74
ADMINISTRATIVE	3	1.01	1.12			1.06	1.26		
TOTAL OPER EXP	4	6.42	6.70	5.48	7.46	6.62	6.70	5.48	8.10
FIXED EXPENSES	4	4.46	4.23	2.81	6.09	4.60	4.23	2.81	6.66
TOTAL OPER+FIX	4	10.87	10.78	8.30	13.54	11.22	10.78	8.30	14.76
LEASING EXP	2	1.13	.82						
TOTAL PAYROLL	4	.89	.74	.59	1.14				
TOTAL CONTRACT	4	2.51	2.41	1.92	3.41				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2958	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	106	3
AVG % OFFICE OCCUPANCY	85.5	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.95	3
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.01	4
PAYROLL		
CONTRACT	.73	4
SUP/MAT/MISC	.05	4
TRASH REMOVAL	.13	4
REPR/MAINT TOTAL	1.73	4
PAYROLL	.74	4
ELEVATOR	.26	4
HVAC	.32	4
ELECTRICAL	.18	4
STRUCT/ROOF	.09	2
PLUMBING	.02	3
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.22	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.65	4
ELECTRICAL	2.56	4
GAS	.00	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	3
RDS/GNDS/SEC TOTAL	.40	4
RDS/GNDS TOTAL	.24	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.20	3
RDS/GNDS OTHER	.05	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.30	3
SEC PAYROLL		
SEC CONTRACTS	.30	3
SEC OTHER		
ADMIN TOTAL	1.01	3
PAYROLL	.10	2
MGMT FEES	.69	3
PROF FEES	.15	3
GEN OFC EXP	.05	3
OTHER ADM EXP	.02	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.46	4
REAL ESTATE TAX	3.73	4
BUILDING INS	.54	4
PERS PROP TAX	.31	2
OTHER TAX		
LEASING EXPENSES	1.13	2
ADV/PROMOTION	.06	2
COMMISSIONS		
PROF FEES		
TENANT ALTS	.69	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.89	4
CLEANING		
REPAIR/MAINT	.74	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.10	2
TOTAL CONTRACTS	2.51	4
CLEANING	.73	4
REPAIR/MAINT	.82	4
RDS/GROUNDS	.20	3
SECURITY	.30	3
ADMINISTRATIVE	.87	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Miami, FL

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	552,785 SQ. FT.				552,785 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					16.31	16.15		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	16.31	16.15						
MISCELLANEOUS									
TOTAL INCOME	2	16.46	16.27						
EXPENSE									
CLEANING	3	.60	.56			.60	.56		
REPAIR-MAINT	3	.62	.60			.62	.60		
UTILITIES	3	1.85	1.85			1.85	1.85		
RDS/GRNDS/SEC	3	.42	.25			.42	.25		
ADMINISTRATIVE	3	.99	1.04			.99	1.04		
TOTAL OPER EXP	3	4.48	4.28			4.48	4.28		
FIXED EXPENSES	3	3.14	2.42			3.14	2.42		
TOTAL OPER+FIX	3	7.62	6.70			7.62	6.70		
LEASING EXP	2	4.52	4.27						
TOTAL PAYROLL	3	.60	.52						
TOTAL CONTRACT	3	1.78	1.75						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3529	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	339	3
AVG % OFFICE OCCUPANCY	80.4	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	22.68	3
RENTABLE/GROSS SQFT	.89	3

DETAIL*		BLDS
CLEANING TOTAL	.60	3
PAYROLL		
CONTRACT	.51	3
SUP/MAT/MISC		
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	.62	3
PAYROLL	.17	2
ELEVATOR	.25	3
HVAC	.12	3
ELECTRICAL	.01	2
STRUCT/ROOF		
PLUMBING	.01	2
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.09	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.85	3
ELECTRICAL	1.79	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	.42	3
RDS/GNDS TOTAL	.06	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.38	3
SEC PAYROLL		
SEC CONTRACTS	.29	3
SEC OTHER		
ADMIN TOTAL	.99	3
PAYROLL	.34	3
MGMT FEES	.43	3
PROF FEES	.13	3
GEN OFC EXP	.07	3
OTHER ADM EXP	.01	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.14	3
REAL ESTATE TAX	2.75	3
BUILDING INS	.30	3
PERS PROP TAX	.13	2
OTHER TAX		
LEASING EXPENSES	4.52	2
ADV/PROMOTION	.13	2
COMMISSIONS	1.24	2
PROF FEES		
TENANT ALTS	3.09	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.60	3
CLEANING		
REPAIR/MAINT	.17	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.34	3
TOTAL CONTRACTS	1.78	3
CLEANING	.51	3
REPAIR/MAINT	.41	3
RDS/GROUNDS	.01	2
SECURITY	.29	3
ADMINISTRATIVE	.56	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,429,038 SQ. FT.				1,384,226 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					14.59	16.04		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	15.02	15.87						
MISCELLANEOUS	3	.67	.59						
TOTAL INCOME	3	15.69	17.29						
EXPENSE									
CLEANING	3	.93	.89			.95	.89		
REPAIR-MAINT	3	1.10	.98			1.13	1.03		
UTILITIES	3	2.11	2.30			2.13	2.30		
RDS/GRNDS/SEC	3	.46	.55			.47	.56		
ADMINISTRATIVE	3	1.20	1.14			1.24	1.20		
TOTAL OPER EXP	3	5.80	5.87			5.98	6.14		
FIXED EXPENSES	3	3.90	3.59			4.02	3.75		
TOTAL OPER+FIX	3	9.69	9.46			10.01	9.89		
LEASING EXP	3	1.92	2.07						
TOTAL PAYROLL	3	.72	1.10						
TOTAL CONTRACT	3	1.82	1.58						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9194	3
AVG SQFT/RETAIL TENANT	1197	2
AVG SQFT/OFFICE WORKER	182	2
AVG % OFFICE OCCUPANCY	74.4	3
AVG % RETAIL OCCUPANCY	67.9	2
AVG $ RATE YR-END RENT	26.06	2
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.77	2
PAYROLL		
CONTRACT	.71	2
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.10	3
PAYROLL	.36	3
ELEVATOR	.33	3
HVAC	.27	2
ELECTRICAL	.19	3
STRUCT/ROOF		
PLUMBING	.01	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.11	3
ELECTRICAL	1.94	2
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	2
RDS/GNDS/SEC TOTAL	.46	3
RDS/GNDS TOTAL	.33	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.31	2
RDS/GNDS OTHER	.03	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	1.20	3
PAYROLL	.39	2
MGMT FEES	.47	2
PROF FEES	.26	2
GEN OFC EXP	.08	2
OTHER ADM EXP	.05	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.90	3
REAL ESTATE TAX	3.32	3
BUILDING INS	.24	3
PERS PROP TAX	.07	2
OTHER TAX		
LEASING EXPENSES	1.92	3
ADV/PROMOTION	.17	2
COMMISSIONS	.06	2
PROF FEES		
TENANT ALTS	1.58	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.72	3
CLEANING		
REPAIR/MAINT	.36	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.39	2
TOTAL CONTRACTS	1.82	3
CLEANING	.71	2
REPAIR/MAINT	.60	3
RDS/GROUNDS	.31	2
SECURITY		
ADMINISTRATIVE	.72	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Miami, FL

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	32 BLDS	2,828,401 SQ. FT.				2,826,701 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW.	HIGH
OFFICE AREA	30					12.80	13.21	9.17	16.01
RETAIL AREA									
OTHER AREA									
TOTAL RENT	30	12.86	13.30	9.35	16.01				
MISCELLANEOUS	23	.17	.17	.07	.24				
TOTAL INCOME	30	13.00	13.33	9.53	16.01				
EXPENSE									
CLEANING	31	.69	.70	.56	.78	.69	.70	.56	.78
REPAIR-MAINT	31	.80	.65	.50	1.12	.80	.65	.50	1.12
UTILITIES	31	1.77	1.75	1.52	2.81	1.77	1.75	1.52	2.81
RDS/GRNDS/SEC	28	.45	.40	.28	.58	.45	.40	.28	.58
ADMINISTRATIVE	29	.80	.69	.59	.95	.81	.69	.59	.95
TOTAL OPER EXP	29	4.37	4.34	4.00	5.73	4.37	4.39	4.00	5.73
FIXED EXPENSES	32	1.95	1.91	1.67	2.15	1.95	1.91	1.67	2.15
TOTAL OPER+FIX	29	6.46	6.42	5.74	7.70	6.47	6.42	5.81	7.70
LEASING EXP	23	.83	.50	.23	1.58				
TOTAL PAYROLL	28	.54	.55	.38	.64				
TOTAL CONTRACT	30	1.61	1.63	1.26	2.06				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3789	30
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	214	17
AVG % OFFICE OCCUPANCY	79.2	30
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.89	29
RENTABLE/GROSS SQFT	.92	20

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.69	30
PAYROLL	.09	8
CONTRACT	.49	29
SUP/MAT/MISC	.09	27
TRASH REMOVAL	.09	27
REPR/MAINT TOTAL	.83	29
PAYROLL	.32	26
ELEVATOR	.09	29
HVAC	.15	27
ELECTRICAL	.04	26
STRUCT/ROOF	.09	19
PLUMBING	.03	25
FIRE/LIFE SFTY	.02	17
OTHER MAINT/SUP	.16	30

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.81	30
ELECTRICAL	1.73	30
GAS	.01	2
FUEL OIL	.01	4
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	30
RDS/GNDS/SEC TOTAL	.44	27
RDS/GNDS TOTAL	.18	12
RDS/GNDS PAYRL	.07	4
RDS/GNDS CONTR	.13	12
RDS/GNDS OTHER	.05	16

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	23
SEC PAYROLL	.04	2
SEC CONTRACTS	.33	23
SEC OTHER	.02	7
ADMIN TOTAL	.82	28
PAYROLL	.23	17
MGMT FEES	.42	26
PROF FEES	.08	13
GEN OFC EXP	.06	14
OTHER ADM EXP	.20	22

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.08	30
REAL ESTATE TAX	1.85	30
BUILDING INS	.25	27
PERS PROP TAX	.04	14
OTHER TAX	.01	15
LEASING EXPENSES	.93	22
ADV/PROMOTION	.12	19
COMMISSIONS	.36	17
PROF FEES	.04	9
TENANT ALTS	.83	12
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.54	28
CLEANING	.09	8
REPAIR/MAINT	.32	26
RDS/GROUNDS	.07	4
SECURITY	.04	2
ADMINISTRATIVE	.23	17
TOTAL CONTRACTS	1.61	30
CLEANING	.49	29
REPAIR/MAINT	.37	29
RDS/GROUNDS	.13	12
SECURITY	.33	23
ADMINISTRATIVE	.43	27

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	173,279 SQ. FT.				173,279 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					16.89	15.32	13.32	16.01
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	16.89	15.32	13.32	16.01				
MISCELLANEOUS	2	.10	.11						
TOTAL INCOME	7	16.93	15.32	13.44	16.01				
EXPENSE									
CLEANING	7	.99	.72	.68	1.12	.99	.72	.68	1.12
REPAIR-MAINT	7	1.80	.67	.56	2.45	1.80	.67	.56	2.45
UTILITIES	7	3.33	3.17	2.23	4.02	3.33	3.17	2.23	4.02
RDS/GRNDS/SEC	4	.26	.26	.22	.32	.26	.26	.22	.32
ADMINISTRATIVE	5	.77	.68	.54	1.64	.77	.68	.54	1.64
TOTAL OPER EXP	7	6.79	5.00	4.61	7.96	6.79	5.00	4.61	7.96
FIXED EXPENSES	7	3.68	1.99	1.90	3.80	3.68	1.99	1.90	3.80
TOTAL OPER+FIX	7	10.46	6.96	6.55	11.57	10.46	6.96	6.55	11.57
LEASING EXP	4	.66	.24	.14	1.03				
TOTAL PAYROLL	5	1.12	.50	.42	1.99				
TOTAL CONTRACT	7	1.84	1.47	1.34	2.12				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1156	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	137	4
AVG % OFFICE OCCUPANCY	90.3	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.70	5
RENTABLE/GROSS SQFT	.91	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.99	7
PAYROLL	.08	2
CONTRACT	.80	6
SUP/MAT/MISC	.13	6
TRASH REMOVAL	.16	4
REPR/MAINT TOTAL	1.86	6
PAYROLL	1.09	4
ELEVATOR	.17	6
HVAC	.43	4
ELECTRICAL	.10	4
STRUCT/ROOF	.17	3
PLUMBING	.05	3
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.38	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	3.33	7
ELECTRICAL	3.26	7
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	7
RDS/GNDS/SEC TOTAL	.28	4
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.20	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.21	2
SEC PAYROLL		
SEC CONTRACTS	.12	2
SEC OTHER	.09	2
ADMIN TOTAL	.77	5
PAYROLL	.19	2
MGMT FEES	.55	5
PROF FEES	.04	2
GEN OFC EXP	.23	2
OTHER ADM EXP	.11	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.68	7
REAL ESTATE TAX	2.77	7
BUILDING INS	.68	7
PERS PROP TAX	.43	4
OTHER TAX	.01	2
LEASING EXPENSES	.66	4
ADV/PROMOTION	.06	3
COMMISSIONS		
PROF FEES	.10	2
TENANT ALTS	.58	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.12	5
CLEANING	.08	2
REPAIR/MAINT	1.09	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.19	2
TOTAL CONTRACTS	1.84	7
CLEANING	.80	6
REPAIR/MAINT	.68	6
RDS/GROUNDS		
SECURITY	.12	2
ADMINISTRATIVE	.57	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Miami, FL

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	361,406 SQ. FT.				379,706 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	5					14.55	8.79	8.47	21.92
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	14.54	8.85	8.49	21.92				
MISCELLANEOUS	5	.43	.29	.22	.64				
TOTAL INCOME	5	14.97	9.14	8.70	22.56				
EXPENSE									
CLEANING	4	.68	.56	.54	.78	.68	.56	.54	.78
REPAIR-MAINT	4	.68	.67	.56	.81	.68	.67	.56	.81
UTILITIES	4	2.08	1.94	1.86	2.25	2.06	1.94	1.86	2.25
RDS/GRNDS/SEC	4	.58	.60	.18	.92	.58	.60	.18	.92
ADMINISTRATIVE	4	1.28	.92	.66	1.92	1.29	.93	.66	1.94
TOTAL OPER EXP	4	5.30	5.04	4.06	6.41	5.33	5.09	4.11	6.41
FIXED EXPENSES	5	1.98	1.91	1.26	2.69	1.99	1.91	1.27	2.69
TOTAL OPER+FIX	4	7.33	6.78	5.38	9.11	7.37	6.84	5.45	9.11
LEASING EXP	2	.85	.84						
TOTAL PAYROLL	4	.51	.51	.39	.64				
TOTAL CONTRACT	4	1.95	1.96	1.38	2.44				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2983	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	215	4
AVG % OFFICE OCCUPANCY	83.3	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.43	5
RENTABLE/GROSS SQFT	.90	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.68	4
PAYROLL		
CONTRACT	.54	4
SUP/MAT/MISC	.09	3
TRASH REMOVAL	.07	4
REPR/MAINT TOTAL	.68	4
PAYROLL	.29	3
ELEVATOR	.07	4
HVAC	.15	4
ELECTRICAL	.02	4
STRUCT/ROOF	.02	3
PLUMBING	.02	4
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.19	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.08	4
ELECTRICAL	1.99	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	4
RDS/GNDS/SEC TOTAL	.58	4
RDS/GNDS TOTAL	.15	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.14	2
RDS/GNDS OTHER	.02	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.63	3
SEC PAYROLL		
SEC CONTRACTS	.62	3
SEC OTHER	.02	2
ADMIN TOTAL	1.28	4
PAYROLL	.30	4
MGMT FEES	.51	4
PROF FEES	.09	3
GEN OFC EXP	.06	3
OTHER ADM EXP	.47	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.98	5
REAL ESTATE TAX	1.87	5
BUILDING INS	.15	4
PERS PROP TAX	.01	3
OTHER TAX		
LEASING EXPENSES	.85	2
ADV/PROMOTION	.16	2
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.51	4
CLEANING		
REPAIR/MAINT	.29	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.30	4
TOTAL CONTRACTS	1.95	4
CLEANING	.54	4
REPAIR/MAINT	.28	4
RDS/GROUNDS	.14	2
SECURITY	.62	3
ADMINISTRATIVE	.58	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	1,396,240 SQ. FT.				1,396,240 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	6					12.62	12.70	11.94	13.21
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	12.75	12.70	12.20	13.30				
MISCELLANEOUS	4	.06	.07	.07	.11				
TOTAL INCOME	6	12.81	12.73	12.27	13.37				
EXPENSE									
CLEANING	8	.73	.75	.59	.83	.73	.75	.59	.83
REPAIR-MAINT	8	.79	.72	.44	1.26	.79	.72	.44	1.26
UTILITIES	8	1.72	1.62	1.41	1.75	1.72	1.62	1.41	1.75
RDS/GRNDS/SEC	8	.48	.57	.40	.59	.48	.57	.40	.59
ADMINISTRATIVE	8	.80	.69	.59	.95	.80	.69	.59	.95
TOTAL OPER EXP	6	4.30	4.15	3.98	4.58	4.30	4.15	3.98	4.58
FIXED EXPENSES	8	1.93	1.84	1.73	2.26	1.93	1.84	1.73	2.26
TOTAL OPER+FIX	6	6.52	6.21	5.65	6.81	6.52	6.21	5.65	6.81
LEASING EXP	5	.78	.46	.13	1.98				
TOTAL PAYROLL	7	.61	.57	.56	.71				
TOTAL CONTRACT	7	1.63	1.70	1.55	1.85				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6605	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	246	6
AVG % OFFICE OCCUPANCY	80.8	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.23	7
RENTABLE/GROSS SQFT	.91	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.73	7
PAYROLL	.09	3
CONTRACT	.52	7
SUP/MAT/MISC	.09	6
TRASH REMOVAL	.06	7
REPR/MAINT TOTAL	.86	7
PAYROLL	.31	7
ELEVATOR	.11	7
HVAC	.16	7
ELECTRICAL	.05	6
STRUCT/ROOF	.02	3
PLUMBING	.04	6
FIRE/LIFE SFTY	.02	5
OTHER MAINT/SUP	.10	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.80	7
ELECTRICAL	1.72	7
GAS		
FUEL OIL	.00	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	7
RDS/GNDS/SEC TOTAL	.45	7
RDS/GNDS TOTAL	.20	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.15	6
RDS/GNDS OTHER	.04	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.32	6
SEC PAYROLL	.04	2
SEC CONTRACTS	.29	6
SEC OTHER	.02	3
ADMIN TOTAL	.84	7
PAYROLL	.26	6
MGMT FEES	.42	5
PROF FEES	.07	5
GEN OFC EXP	.05	6
OTHER ADM EXP	.18	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.21	6
REAL ESTATE TAX	2.05	6
BUILDING INS	.23	4
PERS PROP TAX	.01	4
OTHER TAX	.01	3
LEASING EXPENSES	1.02	4
ADV/PROMOTION	.07	2
COMMISSIONS	.18	3
PROF FEES		
TENANT ALTS	1.11	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.61	7
CLEANING	.09	3
REPAIR/MAINT	.31	7
RDS/GROUNDS		
SECURITY	.04	2
ADMINISTRATIVE	.26	6
TOTAL CONTRACTS	1.63	7
CLEANING	.52	7
REPAIR/MAINT	.37	7
RDS/GROUNDS	.15	6
SECURITY	.29	6
ADMINISTRATIVE	.40	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Midland, TX

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	829,307 SQ. FT.				828,441 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					6.17	5.06		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	6.18	5.06						
MISCELLANEOUS									
TOTAL INCOME	5	6.00	5.26	5.12	6.90				
EXPENSE									
CLEANING	5	.60	.58	.56	.65	.60	.58	.56	.65
REPAIR-MAINT	5	.59	.66	.47	.72	.59	.66	.47	.72
UTILITIES	5	1.15	1.19	1.04	1.25	1.15	1.19	1.04	1.25
RDS/GRNDS/SEC	4	.25	.30			.25	.30		
ADMINISTRATIVE	4	.91	.90			.91	.90		
TOTAL OPER EXP	5	3.31	3.52	2.77	3.87	3.32	3.52	2.78	3.87
FIXED EXPENSES	4	.88	.75			.88	.75		
TOTAL OPER+FIX	4	4.59	4.40			4.60	4.40		
LEASING EXP	5	.37	.25	.15	.63				
TOTAL PAYROLL	4	.62	.52						
TOTAL CONTRACT	5	1.24	1.39	.69	1.78				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3984	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	71.3	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	8.94	4
RENTABLE/GROSS SQFT	.96	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.61	4
PAYROLL		
CONTRACT	.57	4
SUP/MAT/MISC		
TRASH REMOVAL	.03	4
REPR/MAINT TOTAL	.69	5
PAYROLL	.23	4
ELEVATOR	.14	5
HVAC	.15	5
ELECTRICAL	.05	4
STRUCT/ROOF	.01	2
PLUMBING	.02	4
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.06	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.15	5
ELECTRICAL	1.00	5
GAS	.07	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	5
RDS/GNDS/SEC TOTAL	.25	4
RDS/GNDS TOTAL	.05	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.19	4
SEC PAYROLL		
SEC CONTRACTS	.19	4
SEC OTHER		
ADMIN TOTAL	.91	4
PAYROLL	.37	4
MGMT FEES	.26	4
PROF FEES	.13	4
GEN OFC EXP	.11	4
OTHER ADM EXP	.04	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.88	4
REAL ESTATE TAX	.74	4
BUILDING INS	.14	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.37	5
ADV/PROMOTION		
COMMISSIONS	.05	3
PROF FEES		
TENANT ALTS	.45	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.62	4
CLEANING		
REPAIR/MAINT	.23	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.37	4
TOTAL CONTRACTS	1.24	5
CLEANING	.57	4
REPAIR/MAINT	.35	5
RDS/GROUNDS	.05	4
SECURITY	.19	4
ADMINISTRATIVE	.36	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	641,712 SQ. FT.				641,712 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					6.69	6.75		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	6.69	6.75						
MISCELLANEOUS									
TOTAL INCOME	3	6.24	5.35						
EXPENSE									
CLEANING	3	.62	.60			.62	.60		
REPAIR-MAINT	3	.54	.63			.54	.63		
UTILITIES	3	1.14	1.23			1.14	1.23		
RDS/GRNDS/SEC	2	.35	.35			.35	.35		
ADMINISTRATIVE	2	.90	.90			.90	.90		
TOTAL OPER EXP	3	3.29	3.64			3.29	3.64		
FIXED EXPENSES	2	1.00	1.01			1.00	1.01		
TOTAL OPER+FIX	2	4.86	4.87			4.86	4.87		
LEASING EXP	3	.19	.21						
TOTAL PAYROLL	2	.50	.50						
TOTAL CONTRACT	3	1.28	1.66						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4784	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	73.8	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.00	2
RENTABLE/GROSS SQFT	.95	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.65	2
PAYROLL		
CONTRACT	.62	2
SUP/MAT/MISC		
TRASH REMOVAL	.03	2
REPR/MAINT TOTAL	.54	3
PAYROLL	.19	2
ELEVATOR	.11	3
HVAC	.17	3
ELECTRICAL	.06	2
STRUCT/ROOF	.01	2
PLUMBING	.02	2
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.07	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.14	3
ELECTRICAL	.96	3
GAS	.06	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	3
RDS/GNDS/SEC TOTAL	.35	2
RDS/GNDS TOTAL	.07	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.28	2
SEC PAYROLL		
SEC CONTRACTS	.28	2
SEC OTHER		
ADMIN TOTAL	.90	2
PAYROLL	.32	2
MGMT FEES	.26	2
PROF FEES	.18	2
GEN OFC EXP	.11	2
OTHER ADM EXP	.03	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.00	2
REAL ESTATE TAX	.87	2
BUILDING INS	.13	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.19	3
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.25	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.50	2
CLEANING		
REPAIR/MAINT	.19	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.32	2
TOTAL CONTRACTS	1.28	3
CLEANING	.62	2
REPAIR/MAINT	.35	3
RDS/GROUNDS	.07	2
SECURITY	.28	2
ADMINISTRATIVE	.44	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Milwaukee, WI

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	19 BLDS	4,036,883 SQ. FT.				3,876,856 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	16					14.91	9.73	7.13	12.81
RETAIL AREA	9.	10.93	10.45	9.30	15.71				
OTHER AREA	3	3.42	3.11						
TOTAL RENT	18	15.07	10.21	7.10	12.81				
MISCELLANEOUS	14	.65	.36	.06	.84				
TOTAL INCOME	16	15.65	10.40	7.28	13.09				
EXPENSE									
CLEANING	14	.99	.95	.75	.98	1.02	.95	.81	1.01
REPAIR-MAINT	18	1.24	.90	.77	1.15	1.27	.94	.81	1.26
UTILITIES	16	1.61	1.52	1.00	1.92	1.62	1.52	1.00	1.92
RDS/GRNDS/SEC	18	.64	.32	.21	.85	.67	.34	.23	.92
ADMINISTRATIVE	18	.73	.66	.47	.94	.76	.69	.48	.97
TOTAL OPER EXP	12	5.46	4.71	4.21	5.87	5.67	5.11	4.43	5.94
FIXED EXPENSES	18	1.83	1.68	1.14	2.53	1.91	1.79	1.22	2.53
TOTAL OPER + FIX	12	8.56	6.33	5.45	8.46	8.88	6.64	5.86	8.69
LEASING EXP	14	.71	.75	.42	.99				
TOTAL PAYROLL	18	1.21	.89	.28	1.44				
TOTAL CONTRACT	18	1.59	1.29	1.01	1.56				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7247	17
AVG SQFT/RETAIL TENANT	2516	10
AVG SQFT/OFFICE WORKER	215	18
AVG % OFFICE OCCUPANCY	92.5	18
AVG % RETAIL OCCUPANCY	95.4	10
AVG $ RATE YR-END RENT	18.30	16
RENTABLE/GROSS SQFT	.84	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.99	14
PAYROLL	.51	9
CONTRACT	.53	14
SUP/MAT/MISC	.13	13
TRASH REMOVAL	.06	14
REPR/MAINT TOTAL	1.24	18
PAYROLL	.43	17
ELEVATOR	.21	18
HVAC	.17	18
ELECTRICAL	.05	15
STRUCT/ROOF	.08	8
PLUMBING	.04	15
FIRE/LIFE SFTY	.04	8
OTHER MAINT/SUP	.31	18

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.61	16
ELECTRICAL	1.18	16
GAS	.07	7
FUEL OIL		
PURCH STEAM	.41	12
PURCH CH WTR		
COAL		
WATER/SEWER	.09	15
RDS/GNDS/SEC TOTAL	.64	18
RDS/GNDS TOTAL	.19	11
RDS/GNDS PAYRL	.12	6
RDS/GNDS CONTR	.05	9
RDS/GNDS OTHER	.12	7

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.48	18
SEC PAYROLL	.59	9
SEC CONTRACTS	.31	15
SEC OTHER	.05	5
ADMIN TOTAL	.73	18
PAYROLL	.34	9
MGMT FEES	.33	13
PROF FEES	.09	15
GEN OFC EXP	.07	15
OTHER ADM EXP	.10	14

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.83	18
REAL ESTATE TAX	1.61	18
BUILDING INS	.16	18
PERS PROP TAX	.07	5
OTHER TAX		
LEASING EXPENSES	.71	14
ADV/PROMOTION	.02	8
COMMISSIONS	.19	12
PROF FEES	.11	6
TENANT ALTS	.55	11
BUY-OUTS		
OTHER LEASING	.05	8

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.21	18
CLEANING	.51	9
REPAIR/MAINT	.43	17
RDS/GROUNDS	.12	6
SECURITY	.59	9
ADMINISTRATIVE	.34	9
TOTAL CONTRACTS	1.59	18
CLEANING	.53	14
REPAIR/MAINT	.53	18
RDS/GROUNDS	.05	9
SECURITY	.31	15
ADMINISTRATIVE	.34	15

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	174,311 SQ. FT.				159,622 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					8.38	7.66	5.55	10.61
RETAIL AREA	3	14.46	15.33						
OTHER AREA									
TOTAL RENT	4	8.89	8.42	6.14	11.21				
MISCELLANEOUS	3	.06	.08						
TOTAL INCOME	4	8.94	8.46	6.18	11.27				
EXPENSE									
CLEANING									
REPAIR-MAINT	4	.69	.68	.60	.80	.75	.76	.70	.84
UTILITIES	3	1.03	.93			1.06	.93		
RDS/GRNDS/SEC	4	.27	.17	.10	.54	.30	.18	.12	.58
ADMINISTRATIVE	4	.50	.48	.41	.57	.55	.49	.44	.66
TOTAL OPER EXP									
FIXED EXPENSES	4	1.79	1.70	1.00	2.35	1.96	1.95	1.21	2.41
TOTAL OPER + FIX									
LEASING EXP	4	.77	.75	.66	.88				
TOTAL PAYROLL	4	.25	.24	.21	.27				
TOTAL CONTRACT	4	1.24	1.05	.95	1.72				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4304	4
AVG SQFT/RETAIL TENANT	1836	3
AVG SQFT/OFFICE WORKER	208	4
AVG % OFFICE OCCUPANCY	75.5	4
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	12.43	4
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	.69	4
PAYROLL	.25	4
ELEVATOR	.15	4
HVAC	.18	4
ELECTRICAL	.01	2
STRUCT/ROOF		
PLUMBING	.09	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.06	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.03	3
ELECTRICAL	.68	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	3
RDS/GNDS/SEC TOTAL	.27	4
RDS/GNDS TOTAL	.01	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.26	4
SEC PAYROLL		
SEC CONTRACTS	.26	4
SEC OTHER		
ADMIN TOTAL	.50	4
PAYROLL		
MGMT FEES	.40	4
PROF FEES	.07	4
GEN OFC EXP	.01	3
OTHER ADM EXP	.02	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.79	4
REAL ESTATE TAX	1.65	4
BUILDING INS	.14	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.77	4
ADV/PROMOTION		
COMMISSIONS	.41	4
PROF FEES	.10	3
TENANT ALTS	.52	2
BUY-OUTS		
OTHER LEASING	.05	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.25	4
CLEANING		
REPAIR/MAINT	.25	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.24	4
CLEANING		
REPAIR/MAINT	.36	4
RDS/GROUNDS	.01	3
SECURITY	.26	4
ADMINISTRATIVE	.47	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Milwaukee, WI

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	248,886 SQ. FT.				240,262 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	2					9.79	9.77		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	9.64	9.63						
MISCELLANEOUS	2	.79	.79						
TOTAL INCOME	2	10.43	10.42						
EXPENSE									
CLEANING	3	.97	.96			.98	.96		
REPAIR-MAINT	3	.79	.83			.81	.83		
UTILITIES	3	1.56	1.36			1.56	1.36		
RDS/GRNDS/SEC	3	.72	.86			.75	.92		
ADMINISTRATIVE	3	.67	.67			.70	.72		
TOTAL OPER EXP	2	4.46	4.44			4.63	4.59		
FIXED EXPENSES	3	1.42	1.50			1.47	1.56		
TOTAL OPER+FIX	2	5.82	5.87			6.05	6.06		
LEASING EXP									
TOTAL PAYROLL	3	1.45	1.77						
TOTAL CONTRACT	3	1.31	1.33						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5106	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	213	3
AVG % OFFICE OCCUPANCY	95.4	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.54	2
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.97	3
PAYROLL	.40	3
CONTRACT	.38	3
SUP/MAT/MISC	.05	3
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	.79	3
PAYROLL	.32	3
ELEVATOR	.13	3
HVAC	.08	3
ELECTRICAL	.07	3
STRUCT/ROOF	.03	2
PLUMBING	.06	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.11	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.56	3
ELECTRICAL	1.25	3
GAS		
FUEL OIL		
PURCH STEAM	.33	2
PURCH CH WTR		
COAL		
WATER/SEWER	.10	3
RDS/GNDS/SEC TOTAL	.72	3
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.70	3
SEC PAYROLL	.58	3
SEC CONTRACTS	.12	3
SEC OTHER		
ADMIN TOTAL	.67	3
PAYROLL		
MGMT FEES	.58	2
PROF FEES	.01	2
GEN OFC EXP	.09	2
OTHER ADM EXP	.16	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.42	3
REAL ESTATE TAX	1.20	3
BUILDING INS	.21	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.45	3
CLEANING	.49	3
REPAIR/MAINT	.32	3
RDS/GROUNDS		
SECURITY	.58	3
ADMINISTRATIVE		
TOTAL CONTRACTS	1.31	3
CLEANING	.38	3
REPAIR/MAINT	.38	3
RDS/GROUNDS		
SECURITY	.12	3
ADMINISTRATIVE	.59	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	1,239,542 SQ. FT.				1,183,330 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	6					8.98	9.18	5.06	11.72
RETAIL AREA	3	13.37	11.68						
OTHER AREA	2	3.48	3.59						
TOTAL RENT	6	9.07	9.01	5.41	11.72				
MISCELLANEOUS	6	.58	.53	.07	.84				
TOTAL INCOME	6	9.65	9.22	6.25	11.72				
EXPENSE									
CLEANING	6	.71	.73	.52	.81	.74	.77	.52	.86
REPAIR-MAINT	7	1.05	.98	.84	1.13	1.09	.98	.90	1.20
UTILITIES	7	1.48	1.68	1.05	1.94	1.50	1.68	1.05	1.96
RDS/GRNDS/SEC	7	.39	.25	.21	.39	.41	.25	.22	.42
ADMINISTRATIVE	7	.79	.68	.54	1.08	.83	.68	.60	1.16
TOTAL OPER EXP	6	4.62	4.37	3.74	5.07	4.91	4.78	4.05	5.72
FIXED EXPENSES	7	1.73	1.64	1.03	2.22	1.83	1.64	1.25	2.22
TOTAL OPER+FIX	6	6.33	6.27	4.53	6.71	6.73	6.64	5.43	7.27
LEASING EXP	6	1.02	.92	.23	1.52				
TOTAL PAYROLL	7	.81	1.07	.46	1.22				
TOTAL CONTRACT	7	1.50	1.27	1.05	1.33				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3067	7
AVG SQFT/RETAIL TENANT	2052	3
AVG SQFT/OFFICE WORKER	231	7
AVG % OFFICE OCCUPANCY	84.3	7
AVG % RETAIL OCCUPANCY	98.5	3
AVG $ RATE YR-END RENT	13.30	6
RENTABLE/GROSS SQFT	.94	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.71	6
PAYROLL	.29	3
CONTRACT	.50	6
SUP/MAT/MISC	.05	5
TRASH REMOVAL	.05	6
REPR/MAINT TOTAL	1.05	7
PAYROLL	.35	6
ELEVATOR	.18	7
HVAC	.12	7
ELECTRICAL	.04	7
STRUCT/ROOF	.12	3
PLUMBING	.03	7
FIRE/LIFE SFTY	.05	5
OTHER MAINT/SUP	.31	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.48	7
ELECTRICAL	.99	7
GAS	.00	4
FUEL OIL		
PURCH STEAM	.38	7
PURCH CH WTR		
COAL		
WATER/SEWER	.11	7
RDS/GNDS/SEC TOTAL	.39	7
RDS/GNDS TOTAL	.08	3
RDS/GNDS PAYRL	.02	2
RDS/GNDS CONTR	.06	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	7
SEC PAYROLL	.38	4
SEC CONTRACTS	.17	6
SEC OTHER	.05	2
ADMIN TOTAL	.79	7
PAYROLL	.42	4
MGMT FEES	.51	5
PROF FEES	.08	5
GEN OFC EXP	.07	6
OTHER ADM EXP	.07	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.73	7
REAL ESTATE TAX	1.52	7
BUILDING INS	.21	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.02	6
ADV/PROMOTION	.03	4
COMMISSIONS	.17	6
PROF FEES	.16	2
TENANT ALTS	.85	5
BUY-OUTS		
OTHER LEASING	.03	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.81	7
CLEANING	.29	3
REPAIR/MAINT	.35	6
RDS/GROUNDS	.02	2
SECURITY	.38	4
ADMINISTRATIVE	.42	4
TOTAL CONTRACTS	1.50	7
CLEANING	.50	6
REPAIR/MAINT	.46	7
RDS/GROUNDS	.06	3
SECURITY	.17	6
ADMINISTRATIVE	.59	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Milwaukee, WI

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,294,796 SQ. FT.				1,238,804 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					14.39	14.38		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	14.15	14.08						
MISCELLANEOUS	2	.32	.32						
TOTAL INCOME	3	14.39	14.33						
EXPENSE									
CLEANING	3	1.21	1.36			1.24	1.36		
REPAIR-MAINT	3	1.29	1.39			1.32	1.39		
UTILITIES	2	1.53	1.56			1.53	1.56		
RDS/GRNDS/SEC	3	.77	.79			.80	.79		
ADMINISTRATIVE	3	.77	.86			.81	.92		
TOTAL OPER EXP	2	6.09	6.05			6.26	6.21		
FIXED EXPENSES	3	3.03	2.74			3.17	2.86		
TOTAL OPER+FIX	2	8.56	8.46			8.80	8.69		
LEASING EXP	3	.49	.42						
TOTAL PAYROLL	3	1.91	2.10						
TOTAL CONTRACT	3	1.56	1.44						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14296	3
AVG SQFT/RETAIL TENANT	5096	2
AVG SQFT/OFFICE WORKER	214	3
AVG % OFFICE OCCUPANCY	97.0	3
AVG % RETAIL OCCUPANCY	90.7	2
AVG $ RATE YR-END RENT	17.53	3
RENTABLE/GROSS SQFT	.81	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.21	3
PAYROLL	.59	3
CONTRACT	.43	3
SUP/MAT/MISC	.13	3
TRASH REMOVAL	.06	3
REPR/MAINT TOTAL	1.29	3
PAYROLL	.46	3
ELEVATOR	.24	3
HVAC	.28	3
ELECTRICAL	.07	2
STRUCT/ROOF	.11	2
PLUMBING	.02	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.17	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.53	2
ELECTRICAL	1.10	2
GAS	.11	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	2
RDS/GNDS/SEC TOTAL	.77	3
RDS/GNDS TOTAL	.19	3
RDS/GNDS PAYRL	.15	3
RDS/GNDS CONTR		
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.56	3
SEC PAYROLL	.72	2
SEC CONTRACTS		
SEC OTHER	.06	2
ADMIN TOTAL	.77	3
PAYROLL	.29	3
MGMT FEES		
PROF FEES	.08	3
GEN OFC EXP	.09	3
OTHER ADM EXP	.09	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.03	3
REAL ESTATE TAX	2.69	3
BUILDING INS	.20	3
PERS PROP TAX	.14	3
OTHER TAX		
LEASING EXPENSES	.49	3
ADV/PROMOTION	.01	3
COMMISSIONS		
PROF FEES		
TENANT ALTS	.40	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.91	3
CLEANING	.59	3
REPAIR/MAINT	.46	3
RDS/GROUNDS	.15	3
SECURITY	.72	2
ADMINISTRATIVE	.29	3
TOTAL CONTRACTS	1.56	3
CLEANING	.43	3
REPAIR/MAINT	.66	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.32	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	973,062 SQ. FT.				960,632 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					11.84	12.39	10.44	13.21
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11	11.73	12.21	10.44	13.03				
MISCELLANEOUS	11	.16	.14	.05	.22				
TOTAL INCOME	11	11.90	12.42	10.49	13.18				
EXPENSE									
CLEANING	11	.72	.71	.53	.89	.72	.71	.53	.89
REPAIR-MAINT	11	.66	.62	.37	.88	.66	.62	.37	.88
UTILITIES	11	1.57	1.55	1.37	1.83	1.57	1.56	1.37	1.83
RDS/GRNDS/SEC	11	.32	.28	.21	.39	.33	.29	.21	.39
ADMINISTRATIVE	11	.68	.67	.50	.76	.68	.68	.50	.76
TOTAL OPER EXP	11	3.95	3.86	3.62	4.49	4.01	3.86	3.62	4.95
FIXED EXPENSES	11	2.14	2.33	1.85	2.39	2.17	2.33	1.86	2.39
TOTAL OPER+FIX	11	6.10	6.01	5.65	6.17	6.18	6.01	5.66	6.81
LEASING EXP	11	1.10	.78	.18	1.81				
TOTAL PAYROLL	7	.32	.51	.40	.71				
TOTAL CONTRACT	7	1.63	1.69	1.46	1.76				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4094	11
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	225	7
AVG % OFFICE OCCUPANCY	84.8	11
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.29	11
RENTABLE/GROSS SQFT	.82	10

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.78	7
PAYROLL	.53	4
CONTRACT	.40	7
SUP/MAT/MISC	.09	7
TRASH REMOVAL	.03	7
REPR/MAINT TOTAL	.88	7
PAYROLL	.34	4
ELEVATOR	.10	7
HVAC	.13	7
ELECTRICAL	.04	3
STRUCT/ROOF	.13	3
PLUMBING	.01	3
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.20	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.56	7
ELECTRICAL	1.25	7
GAS	.13	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	7
RDS/GNDS/SEC TOTAL	.33	7
RDS/GNDS TOTAL	.26	7
RDS/GNDS PAYRL	.02	2
RDS/GNDS CONTR	.25	7
RDS/GNDS OTHER	.03	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.07	5
SEC PAYROLL		
SEC CONTRACTS	.07	5
SEC OTHER		
ADMIN TOTAL	.79	7
PAYROLL	.21	3
MGMT FEES	.56	7
PROF FEES	.06	5
GEN OFC EXP	.05	6
OTHER ADM EXP	.06	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.04	7
REAL ESTATE TAX	1.87	7
BUILDING INS	.17	7
PERS PROP TAX	.01	2
OTHER TAX		
LEASING EXPENSES	1.61	7
ADV/PROMOTION	.04	6
COMMISSIONS	.36	6
PROF FEES	.06	2
TENANT ALTS	1.70	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.52	7
CLEANING	.53	4
REPAIR/MAINT	.34	4
RDS/GROUNDS	.02	2
SECURITY		
ADMINISTRATIVE	.21	3
TOTAL CONTRACTS	1.83	7
CLEANING	.40	7
REPAIR/MAINT	.31	7
RDS/GROUNDS	.25	7
SECURITY	.07	5
ADMINISTRATIVE	.81	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Milwaukee, WI

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	262,971 SQ. FT.				262,971 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					11.45	11.30	10.39	12.39
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	11.45	11.30	10.39	12.39				
MISCELLANEOUS	4	.14	.11	.05	.22				
TOTAL INCOME	4	11.59	11.47	10.44	12.60				
EXPENSE									
CLEANING	4	.67	.67	.41	.89	.67	.67	.41	.89
REPAIR-MAINT	4	.67	.63	.40	.90	.67	.63	.40	.90
UTILITIES	4	1.55	1.49	1.41	1.68	1.55	1.49	1.41	1.68
RDS/GRNDS/SEC	4	.24	.21	.21	.26	.24	.21	.21	.26
ADMINISTRATIVE	4	.72	.60	.49	.93	.72	.60	.49	.93
TOTAL OPER EXP	4	3.85	3.59	2.96	4.62	3.85	3.59	2.96	4.62
FIXED EXPENSES	4	2.33	2.44	2.12	2.55	2.33	2.44	2.12	2.55
TOTAL OPER+FIX	4	6.18	5.76	5.40	6.85	6.18	5.76	5.40	6.85
LEASING EXP	4	1.06	.96	.13	1.86				
TOTAL PAYROLL	2	.41	.42						
TOTAL CONTRACT	2	1.83	1.82						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3676	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	220	2
AVG % OFFICE OCCUPANCY	86.1	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.40	4
RENTABLE/GROSS SQFT	.84	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.89	2
PAYROLL		
CONTRACT	.67	2
SUP/MAT/MISC	.14	2
TRASH REMOVAL	.06	2
REPR/MAINT TOTAL	.90	2
PAYROLL		
ELEVATOR	.04	2
HVAC	.29	2
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.33	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.64	2
ELECTRICAL	1.48	2
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	2
RDS/GNDS/SEC TOTAL	.26	2
RDS/GNDS TOTAL	.16	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.16	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.94	2
PAYROLL		
MGMT FEES	.56	2
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.15	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.23	2
REAL ESTATE TAX	2.07	2
BUILDING INS	.16	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.88	2
ADV/PROMOTION	.06	2
COMMISSIONS	.22	2
PROF FEES		
TENANT ALTS	1.60	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.41	2
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.83	2
CLEANING	.67	2
REPAIR/MAINT	.36	2
RDS/GROUNDS	.16	2
SECURITY		
ADMINISTRATIVE	.56	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	506,895 SQ. FT.				494,245 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					12.46	13.12	11.72	13.30
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	12.23	12.64	11.35	13.21				
MISCELLANEOUS	4	.09	.11	.05	.14				
TOTAL INCOME	4	12.33	12.78	11.42	13.33				
EXPENSE									
CLEANING	4	.76	.82	.63	.90	.76	.82	.63	.90
REPAIR-MAINT	4	.64	.55	.22	1.02	.64	.55	.22	1.02
UTILITIES	4	1.50	1.44	1.26	1.73	1.50	1.44	1.26	1.73
RDS/GRNDS/SEC	4	.36	.37	.28	.44	.36	.37	.29	.44
ADMINISTRATIVE	4	.69	.67	.66	.72	.71	.70	.66	.75
TOTAL OPER EXP	4	3.96	3.84	3.71	4.19	4.06	3.84	3.71	4.42
FIXED EXPENSES	4	1.97	1.95	1.73	2.24	2.02	2.00	1.81	2.24
TOTAL OPER+FIX	4	5.93	5.94	5.79	6.06	6.08	5.94	5.79	6.38
LEASING EXP	4	1.49	1.27	.78	2.12				
TOTAL PAYROLL	4	.52	.59	.36	.71				
TOTAL CONTRACT	4	1.57	1.55	1.37	1.76				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3485	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	223	4
AVG % OFFICE OCCUPANCY	86.0	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.85	4
RENTABLE/GROSS SQFT	.83	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.76	4
PAYROLL	.71	2
CONTRACT	.32	4
SUP/MAT/MISC	.06	4
TRASH REMOVAL	.02	4
REPR/MAINT TOTAL	.64	4
PAYROLL	.34	2
ELEVATOR	.12	4
HVAC	.06	4
ELECTRICAL	.05	2
STRUCT/ROOF		
PLUMBING	.01	2
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.17	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.50	4
ELECTRICAL	1.16	4
GAS	.09	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	4
RDS/GNDS/SEC TOTAL	.36	4
RDS/GNDS TOTAL	.29	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.26	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.06	4
SEC PAYROLL		
SEC CONTRACTS	.06	4
SEC OTHER		
ADMIN TOTAL	.69	4
PAYROLL		
MGMT FEES	.55	4
PROF FEES	.07	4
GEN OFC EXP	.03	4
OTHER ADM EXP	.03	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.97	4
REAL ESTATE TAX	1.80	4
BUILDING INS	.17	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.49	4
ADV/PROMOTION	.04	3
COMMISSIONS	.40	4
PROF FEES	.06	2
TENANT ALTS	1.92	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.52	4
CLEANING	.71	2
REPAIR/MAINT	.34	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.57	4
CLEANING	.32	4
REPAIR/MAINT	.29	4
RDS/GROUNDS	.26	4
SECURITY	.06	4
ADMINISTRATIVE	.62	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Minneapolis, MN

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	40 BLDS	10,296,848 SQ. FT.				9,582,424 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	35					15.26	13.20	5.56	17.82
RETAIL AREA	17	13.40	10.95	7.82	19.92				
OTHER AREA	8	2.60	.84	.10	8.65				
TOTAL RENT	36	15.23	12.86	6.32	17.69				
MISCELLANEOUS	23	.54	.37	.16	.47				
TOTAL INCOME	36	15.59	13.22	6.45	17.96				
EXPENSE									
CLEANING	29	.98	.99	.82	1.13	1.02	.99	.88	1.14
REPAIR-MAINT	40	1.15	1.16	.36	1.37	1.19	1.19	.36	1.43
UTILITIES	29	1.48	1.66	1.39	1.85	1.50	1.67	1.40	1.85
RDS/GRNDS/SEC	40	.33	.26	.15	.38	.35	.29	.15	.40
ADMINISTRATIVE	39	.95	.78	.40	1.01	1.02	.80	.44	1.09
TOTAL OPER EXP	29	4.99	5.28	4.41	6.02	5.39	5.64	4.83	6.50
FIXED EXPENSES	40	4.00	2.92	1.73	4.55	4.30	3.30	1.77	4.55
TOTAL OPER+FIX	29	9.17	9.88	7.64	10.60	9.91	10.20	8.28	11.06
LEASING EXP	34	.83	.13	.03	1.22				
TOTAL PAYROLL	24	.86	.67	.43	1.18				
TOTAL CONTRACT	27	1.62	2.16	1.70	2.68				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8433	39
AVG SQFT/RETAIL TENANT	2661	21
AVG SQFT/OFFICE WORKER	251	25
AVG % OFFICE OCCUPANCY	91.1	39
AVG % RETAIL OCCUPANCY	90.4	21
AVG $ RATE YR-END RENT	18.05	35
RENTABLE/GROSS SQFT	.92	31

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.02	26	**UTILITIES TOTAL**	1.56	26	SECURITY TOTAL	.29	26	**FIXED EXP TOTAL**	4.18	27	**TOTAL PAYROLL**	.86	24
PAYROLL	.47	14	ELECTRICAL	.92	26	SEC PAYROLL	.18	7	REAL ESTATE TAX	4.01	27	CLEANING	.47	14
CONTRACT	.56	26	GAS	.05	11	SEC CONTRACTS	.25	25	BUILDING INS	.17	27	REPAIR/MAINT	.45	22
SUP/MAT/MISC	.13	25	FUEL OIL			SEC OTHER	.03	11	PERS PROP TAX			RDS/GROUNDS	.02	4
TRASH REMOVAL	.06	24	PURCH STEAM	.36	19	**ADMIN TOTAL**	1.05	26	OTHER TAX			SECURITY	.18	7
REPR/MAINT TOTAL	1.39	25	PURCH CH WTR	.55	7	PAYROLL	.28	16	**LEASING EXPENSES**	.87	22	ADMINISTRATIVE	.28	16
PAYROLL	.45	22	COAL			MGMT FEES	.56	24	ADV/PROMOTION	.04	14	**TOTAL CONTRACTS**	1.62	27
ELEVATOR	.16	25	WATER/SEWER	.09	23	PROF FEES	.11	18	COMMISSIONS	.05	12	CLEANING	.58	26
HVAC	.15	22	**RDS/GNDS/SEC TOTAL**	.32	26	GEN OFC EXP	.14	24	PROF FEES	.05	10	REPAIR/MAINT	.54	25
ELECTRICAL	.09	24	RDS/GNDS TOTAL	.06	12	OTHER ADM EXP	.10	21	TENANT ALTS	1.80	11	RDS/GROUNDS	.05	12
STRUCT/ROOF	.09	16	RDS/GNDS PAYRL	.02	4				BUY-OUTS			SECURITY	.25	25
PLUMBING	.02	23	RDS/GNDS CONTR	.05	12				OTHER LEASING	.24	4	ADMINISTRATIVE	.64	24
FIRE/LIFE SFTY	.07	14	RDS/GNDS OTHER	.01	15									
OTHER MAINT/SUP	.42	24												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	174,271 SQ. FT.				164,918 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					7.40	7.08		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	7.18	7.08						
MISCELLANEOUS	2	.28	.28						
TOTAL INCOME	3	7.36	7.08						
EXPENSE									
CLEANING									
REPAIR-MAINT	3	.51	.15			.52	.15		
UTILITIES									
RDS/GRNDS/SEC	3	.12	.15			.13	.15		
ADMINISTRATIVE	3	.27	.22			.28	.22		
TOTAL OPER EXP									
FIXED EXPENSES	3	1.69	1.65			2.00	1.65		
TOTAL OPER+FIX									
LEASING EXP	3	.47	.02						
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5109	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	99.1	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	7.56	3
RENTABLE/GROSS SQFT	1.00	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL			**UTILITIES TOTAL**			SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL			SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT			GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**		
ELEVATOR			WATER/SEWER			PROF FEES			COMMISSIONS			CLEANING		
HVAC			**RDS/GNDS/SEC TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL			RDS/GNDS TOTAL			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS OTHER											
OTHER MAINT/SUP														

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Minneapolis, MN

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	2,073,437 SQ. FT.				1,976,162 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					15.09	14.82	13.20	17.14
RETAIL AREA	3	15.36	17.64						
OTHER AREA	2	.92	3.62						
TOTAL RENT	8	14.80	13.87	12.79	17.65				
MISCELLANEOUS	5	.57	.37	.26	.92				
TOTAL INCOME	8	15.21	14.79	12.91	17.98				
EXPENSE									
CLEANING	10	1.17	.98	.91	1.20	1.20	.98	.96	1.32
REPAIR-MAINT	11	1.75	1.33	1.22	1.67	1.77	1.33	1.22	1.67
UTILITIES	10	1.72	1.72	1.54	2.00	1.72	1.73	1.54	2.00
RDS/GRNDS/SEC	11	.57	.36	.30	.95	.60	.36	.31	.95
ADMINISTRATIVE	10	1.10	.87	.71	1.81	1.15	.97	.75	1.81
TOTAL OPER EXP	10	6.43	6.18	4.81	6.91	6.77	6.50	5.09	8.11
FIXED EXPENSES	11	4.15	4.21	2.82	4.55	4.36	4.21	3.24	4.55
TOTAL OPER+FIX	10	10.74	10.13	8.29	11.03	11.30	10.56	9.92	11.11
LEASING EXP	7	1.62	.37	.17	2.62				
TOTAL PAYROLL	7	1.88	.80	.55	2.39				
TOTAL CONTRACT	8	2.50	2.52	2.21	3.12				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4689	11
AVG SQFT/RETAIL TENANT	2166	4
AVG SQFT/OFFICE WORKER	234	8
AVG % OFFICE OCCUPANCY	91.8	11
AVG % RETAIL OCCUPANCY	96.7	4
AVG $ RATE YR-END RENT	18.44	7
RENTABLE/GROSS SQFT	.92	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.27	8
PAYROLL	.67	6
CONTRACT	.61	8
SUP/MAT/MISC	.05	7
TRASH REMOVAL	.06	8
REPR/MAINT TOTAL	1.97	8
PAYROLL	.78	7
ELEVATOR	.18	8
HVAC	.16	8
ELECTRICAL	.26	7
STRUCT/ROOF	.17	5
PLUMBING	.09	6
FIRE/LIFE SFTY	.14	6
OTHER MAINT/SUP	.37	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.72	8
ELECTRICAL	.99	8
GAS	.05	2
FUEL OIL		
PURCH STEAM	.86	6
PURCH CH WTR	.33	2
COAL		
WATER/SEWER	.10	8
RDS/GNDS/SEC TOTAL	.64	8
RDS/GNDS TOTAL	.09	5
RDS/GNDS PAYRL	.02	2
RDS/GNDS CONTR	.07	5
RDS/GNDS OTHER	.01	7

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.58	8
SEC PAYROLL	.27	4
SEC CONTRACTS	.39	8
SEC OTHER	.06	5
ADMIN TOTAL	1.37	7
PAYROLL	.46	5
MGMT FEES	.65	6
PROF FEES	.06	6
GEN OFC EXP	.22	7
OTHER ADM EXP	.24	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.36	8
REAL ESTATE TAX	4.15	8
BUILDING INS	.21	8
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.64	6
ADV/PROMOTION	.09	3
COMMISSIONS	.16	3
PROF FEES	.05	2
TENANT ALTS	1.26	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.88	7
CLEANING	.67	6
REPAIR/MAINT	.78	7
RDS/GROUNDS	.02	2
SECURITY	.27	4
ADMINISTRATIVE	.46	5
TOTAL CONTRACTS	2.50	8
CLEANING	.61	8
REPAIR/MAINT	.90	8
RDS/GROUNDS	.07	5
SECURITY	.39	8
ADMINISTRATIVE	.72	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	2,317,438 SQ. FT.				2,251,384 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					17.75	15.25	12.13	24.15
RETAIL AREA	2	15.15	16.17						
OTHER AREA									
TOTAL RENT	6	17.98	17.42	12.86	20.02				
MISCELLANEOUS	5	.70	.43	.23	1.16				
TOTAL INCOME	6	18.54	17.93	13.22	21.33				
EXPENSE									
CLEANING	6	1.02	1.06	.82	1.19	1.04	1.10	.86	1.19
REPAIR-MAINT	6	1.18	1.23	1.06	1.31	1.21	1.23	1.14	1.38
UTILITIES	6	1.71	1.70	1.57	1.85	1.72	1.70	1.62	1.85
RDS/GRNDS/SEC	6	.35	.35	.31	.41	.36	.35	.33	.41
ADMINISTRATIVE	6	.98	.97	.77	1.01	1.01	.98	.77	1.09
TOTAL OPER EXP	6	5.20	5.26	4.86	5.40	5.35	5.50	4.86	5.66
FIXED EXPENSES	6	4.23	4.42	2.60	5.43	4.35	4.55	2.60	5.51
TOTAL OPER+FIX	6	9.42	9.77	7.47	10.89	9.70	10.19	7.47	10.89
LEASING EXP	6	1.36	.61	.03	2.03				
TOTAL PAYROLL	6	.74	.77	.36	1.09				
TOTAL CONTRACT	6	2.22	2.15	1.81	2.45				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18675	6
AVG SQFT/RETAIL TENANT	1727	5
AVG SQFT/OFFICE WORKER	279	6
AVG % OFFICE OCCUPANCY	93.9	6
AVG % RETAIL OCCUPANCY	73.2	5
AVG $ RATE YR-END RENT	21.86	6
RENTABLE/GROSS SQFT	.96	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.02	6
PAYROLL	.26	3
CONTRACT	.78	6
SUP/MAT/MISC	.05	6
TRASH REMOVAL	.05	6
REPR/MAINT TOTAL	1.16	6
PAYROLL	.50	6
ELEVATOR	.17	6
HVAC	.11	6
ELECTRICAL	.06	6
STRUCT/ROOF	.08	3
PLUMBING	.01	6
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.28	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.71	6
ELECTRICAL	1.23	6
GAS	.09	2
FUEL OIL		
PURCH STEAM	.26	4
PURCH CH WTR	.59	2
COAL		
WATER/SEWER	.07	6
RDS/GNDS/SEC TOTAL	.35	6
RDS/GNDS TOTAL	.05	5
RDS/GNDS PAYRL	.01	2
RDS/GNDS CONTR	.04	5
RDS/GNDS OTHER	.02	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.31	6
SEC PAYROLL	.03	2
SEC CONTRACTS	.29	6
SEC OTHER		
ADMIN TOTAL	.86	6
PAYROLL	.26	2
MGMT FEES	.66	6
PROF FEES	.05	4
GEN OFC EXP	.11	5
OTHER ADM EXP	.10	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.23	6
REAL ESTATE TAX	4.03	6
BUILDING INS	.20	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.36	6
ADV/PROMOTION	.04	5
COMMISSIONS	.04	5
PROF FEES	.04	5
TENANT ALTS	2.51	3
BUY-OUTS		
OTHER LEASING	.12	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.74	6
CLEANING	.26	3
REPAIR/MAINT	.50	6
RDS/GROUNDS	.01	2
SECURITY	.03	2
ADMINISTRATIVE	.26	2
TOTAL CONTRACTS	2.22	6
CLEANING	.78	6
REPAIR/MAINT	.40	6
RDS/GROUNDS	.04	5
SECURITY	.29	6
ADMINISTRATIVE	.71	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Minneapolis, MN

DOWNTOWN MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	3,901,946 SQ. FT.				3,806,828 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					15.72	18.26		
RETAIL AREA	2	17.24	19.94						
OTHER AREA									
TOTAL RENT	3	16.22	19.72						
MISCELLANEOUS	2	.52	.53						
TOTAL INCOME	3	16.59	20.37						
EXPENSE									
CLEANING	3	.90	.83			.95	.95		
REPAIR-MAINT	3	1.02	.94			1.09	.96		
UTILITIES	3	1.33	.98			1.35	1.02		
RDS/GRNDS/SEC	3	.27	.22			.29	.27		
ADMINISTRATIVE	3	.97	.80			1.05	.83		
TOTAL OPER EXP	3	4.49	4.31			4.86	4.48		
FIXED EXPENSES	3	4.60	6.16			4.98	6.62		
TOTAL OPER+FIX	3	9.09	10.68			9.84	11.10		
LEASING EXP									
TOTAL PAYROLL	3	.61	.58						
TOTAL CONTRACT	3	.88	.26						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18328	2
AVG SQFT/RETAIL TENANT	3496	2
AVG SQFT/OFFICE WORKER	232	2
AVG % OFFICE OCCUPANCY	94.5	2
AVG % RETAIL OCCUPANCY	92.8	2
AVG $ RATE YR-END RENT	20.68	2
RENTABLE/GROSS SQFT	.91	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.88	2
PAYROLL	.42	2
CONTRACT	.40	2
SUP/MAT/MISC	.23	3
TRASH REMOVAL	.07	3
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.61	2
ELECTRICAL	.76	2
GAS		
FUEL OIL		
PURCH STEAM	.30	2
PURCH CH WTR		
COAL		
WATER/SEWER	.09	2
RDS/GNDS/SEC TOTAL	.18	2
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.18	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	1.06	2
PAYROLL	.22	2
MGMT FEES	.46	2
PROF FEES		
GEN OFC EXP	.17	2
OTHER ADM EXP	.05	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.60	3
REAL ESTATE TAX	4.47	3
BUILDING INS	.13	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.61	3
CLEANING	.42	2
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.22	2
TOTAL CONTRACTS	.88	3
CLEANING	.40	2
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.61	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	53 BLDS	6,879,553 SQ. FT.				6,803,000 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	49					14.26	14.18	11.06	17.37
RETAIL AREA	5	15.31	13.62	3.99	17.59				
OTHER AREA	2	4.15	4.08						
TOTAL RENT	49	14.29	14.33	11.20	17.04				
MISCELLANEOUS	34	.39	.12	.07	.72				
TOTAL INCOME	49	14.55	14.33	11.93	17.54				
EXPENSE									
CLEANING	52	.82	.84	.71	.92	.82	.84	.71	.92
REPAIR-MAINT	53	.80	.68	.57	.89	.81	.69	.58	.89
UTILITIES	53	1.24	1.20	1.04	1.40	1.25	1.20	1.04	1.40
RDS/GRNDS/SEC	51	.43	.35	.23	.43	.44	.35	.24	.43
ADMINISTRATIVE	51	.79	.76	.65	.94	.80	.77	.66	.95
TOTAL OPER EXP	51	4.07	3.97	3.54	4.40	4.11	3.98	3.57	4.40
FIXED EXPENSES	51	3.66	3.41	2.84	4.51	3.70	3.44	2.84	4.62
TOTAL OPER+FIX	50	7.75	7.36	6.64	8.79	7.84	7.52	6.76	8.89
LEASING EXP	43	2.41	1.30	.33	2.33				
TOTAL PAYROLL	44	.46	.24	.18	.40				
TOTAL CONTRACT	51	1.84	2.03	1.53	2.25				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5206	49
AVG SQFT/RETAIL TENANT	1941	6
AVG SQFT/OFFICE WORKER	244	43
AVG % OFFICE OCCUPANCY	87.6	53
AVG % RETAIL OCCUPANCY	89.2	6
AVG $ RATE YR-END RENT	16.90	47
RENTABLE/GROSS SQFT	.89	46

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.80	49
PAYROLL	.27	4
CONTRACT	.69	48
SUP/MAT/MISC	.04	33
TRASH REMOVAL	.05	47
REPR/MAINT TOTAL	.79	51
PAYROLL	.27	38
ELEVATOR	.08	48
HVAC	.17	50
ELECTRICAL	.05	45
STRUCT/ROOF	.02	19
PLUMBING	.02	41
FIRE/LIFE SFTY	.02	21
OTHER MAINT/SUP	.27	46

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.24	51
ELECTRICAL	1.08	51
GAS	.15	39
FUEL OIL	.05	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	51
RDS/GNDS/SEC TOTAL	.43	49
RDS/GNDS TOTAL	.23	47
RDS/GNDS PAYRL	.11	17
RDS/GNDS CONTR	.16	46
RDS/GNDS OTHER	.06	25

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.22	40
SEC PAYROLL	.21	4
SEC CONTRACTS	.17	39
SEC OTHER	.01	12
ADMIN TOTAL	.78	49
PAYROLL	.26	10
MGMT FEES	.66	45
PROF FEES	.05	27
GEN OFC EXP	.13	14
OTHER ADM EXP	.08	29

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.66	49
REAL ESTATE TAX	3.55	49
BUILDING INS	.11	49
PERS PROP TAX		
OTHER TAX	.02	5
LEASING EXPENSES	2.51	41
ADV/PROMOTION	.08	19
COMMISSIONS	.55	39
PROF FEES	.06	17
TENANT ALTS	2.27	33
BUY-OUTS		
OTHER LEASING	.03	8

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.46	44
CLEANING	.27	4
REPAIR/MAINT	.27	38
RDS/GROUNDS	.11	17
SECURITY	.21	4
ADMINISTRATIVE	.26	10
TOTAL CONTRACTS	1.84	51
CLEANING	.69	48
REPAIR/MAINT	.33	51
RDS/GROUNDS	.16	46
SECURITY	.17	39
ADMINISTRATIVE	.69	46

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Minneapolis, MN

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	223,961 SQ. FT.				223,961 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					14.70	14.97	12.63	16.51
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	14.73	14.97	12.63	16.51				
MISCELLANEOUS	7	.40	.22	.08	.66				
TOTAL INCOME	8	15.07	15.08	13.14	17.18				
EXPENSE									
CLEANING	8	.92	.92	.80	1.06	.92	.92	.80	1.06
REPAIR-MAINT	8	.76	.82	.67	.95	.76	.82	.67	.95
UTILITIES	8	1.66	1.68	1.26	1.87	1.66	1.68	1.26	1.87
RDS/GRNDS/SEC	8	.38	.39	.33	.45	.38	.39	.33	.45
ADMINISTRATIVE	8	.71	.69	.56	.85	.71	.69	.56	.85
TOTAL OPER EXP	7	4.55	4.66	4.40	4.75	4.55	4.66	4.40	4.75
FIXED EXPENSES	8	3.11	3.30	2.86	3.49	3.11	3.30	2.86	3.49
TOTAL OPER+FIX	7	7.62	7.69	7.33	8.04	7.62	7.69	7.33	8.04
LEASING EXP	6	.70	.59	.42	1.30				
TOTAL PAYROLL	4	.23	.22	.18	.30				
TOTAL CONTRACT	7	2.12	2.03	1.93	2.36				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3329	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	202	6
AVG % OFFICE OCCUPANCY	90.7	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.24	8
RENTABLE/GROSS SQFT	.90	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.88	7
PAYROLL		
CONTRACT	.78	7
SUP/MAT/MISC	.07	3
TRASH REMOVAL	.07	6
REPR/MAINT TOTAL	.79	7
PAYROLL	.23	4
ELEVATOR	.07	4
HVAC	.24	7
ELECTRICAL	.03	4
STRUCT/ROOF	.03	3
PLUMBING	.01	4
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.29	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.74	7
ELECTRICAL	1.42	7
GAS	.28	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	7
RDS/GNDS/SEC TOTAL	.38	7
RDS/GNDS TOTAL	.31	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.31	6
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.08	5
SEC PAYROLL		
SEC CONTRACTS	.08	5
SEC OTHER		
ADMIN TOTAL	.80	7
PAYROLL		
MGMT FEES	.69	6
PROF FEES	.08	2
GEN OFC EXP		
OTHER ADM EXP	.03	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.06	7
REAL ESTATE TAX	2.91	7
BUILDING INS	.15	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.78	5
ADV/PROMOTION	.02	2
COMMISSIONS	.15	4
PROF FEES	.18	3
TENANT ALTS	.75	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.23	4
CLEANING		
REPAIR/MAINT	.23	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	2.12	7
CLEANING	.78	7
REPAIR/MAINT	.33	7
RDS/GROUNDS	.31	6
SECURITY	.08	5
ADMINISTRATIVE	.58	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	12 BLDS	648,290 SQ. FT.				647,899 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					16.51	15.35	13.74	20.57
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9	16.54	15.54	13.81	20.57				
MISCELLANEOUS	5	.38	.10	.08	.78				
TOTAL INCOME	9	16.75	15.54	13.91	21.02				
EXPENSE									
CLEANING	11	.84	.83	.77	.87	.84	.83	.77	.87
REPAIR-MAINT	12	.52	.56	.35	.68	.52	.56	.35	.68
UTILITIES	12	1.26	1.25	1.03	1.38	1.26	1.25	1.03	1.38
RDS/GRNDS/SEC	10	.31	.35	.23	.37	.32	.35	.23	.38
ADMINISTRATIVE	10	.82	.80	.68	.96	.82	.80	.68	.96
TOTAL OPER EXP	11	3.61	3.79	3.46	3.91	3.61	3.79	3.46	3.91
FIXED EXPENSES	10	3.97	3.61	3.41	5.03	3.97	3.61	3.41	5.03
TOTAL OPER+FIX	10	7.68	7.35	7.20	9.05	7.69	7.35	7.20	9.05
LEASING EXP	10	1.60	.14	.01	1.39				
TOTAL PAYROLL	8	.19	.20	.15	.23				
TOTAL CONTRACT	12	1.70	2.13	1.45	2.25				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6309	10
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	240	8
AVG % OFFICE OCCUPANCY	92.0	12
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.48	8
RENTABLE/GROSS SQFT	.89	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.84	10
PAYROLL		
CONTRACT	.74	10
SUP/MAT/MISC	.05	7
TRASH REMOVAL	.06	10
REPR/MAINT TOTAL	.52	12
PAYROLL	.21	7
ELEVATOR	.07	12
HVAC	.13	12
ELECTRICAL	.03	9
STRUCT/ROOF		
PLUMBING	.01	8
FIRE/LIFE SFTY	.02	4
OTHER MAINT/SUP	.21	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.26	12
ELECTRICAL	1.10	12
GAS	.20	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	12
RDS/GNDS/SEC TOTAL	.31	10
RDS/GNDS TOTAL	.23	10
RDS/GNDS PAYRL	.04	2
RDS/GNDS CONTR	.19	10
RDS/GNDS OTHER	.07	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.10	9
SEC PAYROLL		
SEC CONTRACTS	.09	9
SEC OTHER	.01	2
ADMIN TOTAL	.82	10
PAYROLL		
MGMT FEES	.76	10
PROF FEES	.03	4
GEN OFC EXP	.20	2
OTHER ADM EXP	.01	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.97	10
REAL ESTATE TAX	3.81	10
BUILDING INS	.15	10
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.60	10
ADV/PROMOTION	.02	2
COMMISSIONS	1.41	9
PROF FEES		
TENANT ALTS	.77	4
BUY-OUTS		
OTHER LEASING	.03	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.19	8
CLEANING		
REPAIR/MAINT	.21	7
RDS/GROUNDS	.04	2
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.70	12
CLEANING	.74	10
REPAIR/MAINT	.26	12
RDS/GROUNDS	.19	10
SECURITY	.09	9
ADMINISTRATIVE	.77	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Minneapolis, MN

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	2,437,011 SQ. FT.				2,394,457 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	11					12.27	10.84	9.28	15.19
RETAIL AREA									
OTHER AREA	2	4.15	4.06						
TOTAL RENT	11	12.16	10.80	9.11	14.86				
MISCELLANEOUS	7	.57	.11	.05	.76				
TOTAL INCOME	11	12.54	10.91	9.50	15.44				
EXPENSE									
CLEANING	12	.81	.75	.63	.98	.82	.75	.63	.98
REPAIR-MAINT	12	.82	.69	.65	.93	.83	.70	.65	.93
UTILITIES	12	1.04	.98	.78	1.12	1.04	.98	.78	1.12
RDS/GRNDS/SEC	12	.30	.26	.18	.36	.30	.26	.18	.38
ADMINISTRATIVE	12	.69	.70	.60	.82	.70	.72	.60	.83
TOTAL OPER EXP	12	3.66	3.52	2.97	3.98	3.73	3.57	3.04	4.18
FIXED EXPENSES	12	3.47	3.31	2.77	4.09	3.53	3.37	2.77	4.19
TOTAL OPER+FIX	12	7.13	6.66	6.17	7.94	7.26	6.88	6.19	8.17
LEASING EXP	10	3.60	1.97	.62	4.43				
TOTAL PAYROLL	11	.59	.40	.27	.82				
TOTAL CONTRACT	11	1.47	1.49	1.23	1.77				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4272	12
AVG SQFT/RETAIL TENANT	1919	2
AVG SQFT/OFFICE WORKER	247	10
AVG % OFFICE OCCUPANCY	90.5	12
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	18.17	12
RENTABLE/GROSS SQFT	.91	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.77	11
PAYROLL	.65	2
CONTRACT	.62	10
SUP/MAT/MISC	.04	8
TRASH REMOVAL	.04	10
REPR/MAINT TOTAL	.77	11
PAYROLL	.35	9
ELEVATOR	.07	11
HVAC	.07	10
ELECTRICAL	.03	11
STRUCT/ROOF	.01	2
PLUMBING	.02	8
FIRE/LIFE SFTY	.03	5
OTHER MAINT/SUP	.28	11

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.02	11
ELECTRICAL	.87	11
GAS	.16	8
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	11
RDS/GNDS/SEC TOTAL	.28	11
RDS/GNDS TOTAL	.15	10
RDS/GNDS PAYRL	.10	3
RDS/GNDS CONTR	.11	9
RDS/GNDS OTHER	.05	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.16	9
SEC PAYROLL		
SEC CONTRACTS	.17	8
SEC OTHER	.01	4
ADMIN TOTAL	.86	11
PAYROLL	.19	7
MGMT FEES	.55	10
PROF FEES	.05	5
GEN OFC EXP	.06	5
OTHER ADM EXP	.04	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.44	11
REAL ESTATE TAX	3.33	11
BUILDING INS	.12	11
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	3.98	9
ADV/PROMOTION	.04	5
COMMISSIONS	.50	9
PROF FEES	.10	3
TENANT ALTS	3.97	8
BUY-OUTS		
OTHER LEASING	.04	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.59	11
CLEANING	.05	2
REPAIR/MAINT	.35	9
RDS/GROUNDS	.10	3
SECURITY		
ADMINISTRATIVE	.19	7
TOTAL CONTRACTS	1.47	11
CLEANING	.62	10
REPAIR/MAINT	.20	11
RDS/GROUNDS	.11	9
SECURITY	.17	8
ADMINISTRATIVE	.57	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,934,848 SQ. FT.				1,901,249 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					14.34	14.18	13.23	15.46
RETAIL AREA	4	14.94	9.31	3.99	15.44				
OTHER AREA									
TOTAL RENT	5	14.54	14.33	13.58	15.49				
MISCELLANEOUS	3	.40	.34						
TOTAL INCOME	5	14.78	14.33	14.09	15.57				
EXPENSE									
CLEANING	5	.76	.71	.70	.86	.77	.71	.70	.87
REPAIR-MAINT	5	.95	.89	.55	1.38	.96	.89	.56	1.39
UTILITIES	5	1.40	1.27	1.18	1.68	1.42	1.28	1.21	1.68
RDS/GRNDS/SEC	5	.74	.57	.39	1.20	.75	.57	.40	1.20
ADMINISTRATIVE	5	.84	.78	.75	.95	.85	.82	.76	.96
TOTAL OPER EXP	5	4.69	4.09	3.75	5.94	4.77	4.09	3.90	5.97
FIXED EXPENSES	5	3.77	3.55	2.51	5.21	3.83	3.55	2.52	5.41
TOTAL OPER+FIX	5	8.46	8.48	7.80	9.19	8.61	8.93	7.83	9.32
LEASING EXP	2	1.95	1.87						
TOTAL PAYROLL	5	.59	.24	.18	1.18				
TOTAL CONTRACT	5	2.02	2.06	1.79	2.25				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10277	3
AVG SQFT/RETAIL TENANT	1945	4
AVG SQFT/OFFICE WORKER	268	5
AVG % OFFICE OCCUPANCY	90.0	5
AVG % RETAIL OCCUPANCY	87.3	4
AVG $ RATE YR-END RENT	21.07	3
RENTABLE/GROSS SQFT	.86	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.79	5
PAYROLL	.01	2
CONTRACT	.67	5
SUP/MAT/MISC	.03	5
TRASH REMOVAL	.06	5
REPR/MAINT TOTAL	.95	5
PAYROLL	.23	3
ELEVATOR	.11	5
HVAC	.29	5
ELECTRICAL	.09	5
STRUCT/ROOF		
PLUMBING	.03	5
FIRE/LIFE SFTY	.04	2
OTHER MAINT/SUP	.29	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.40	5
ELECTRICAL	1.29	5
GAS	.08	2
FUEL OIL	.05	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	5
RDS/GNDS/SEC TOTAL	.74	5
RDS/GNDS TOTAL	.35	5
RDS/GNDS PAYRL	.18	3
RDS/GNDS CONTR	.18	5
RDS/GNDS OTHER	.07	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.39	5
SEC PAYROLL	.24	3
SEC CONTRACTS	.25	5
SEC OTHER	.00	3
ADMIN TOTAL	.84	5
PAYROLL	.35	3
MGMT FEES	.61	3
PROF FEES	.04	3
GEN OFC EXP	.19	3
OTHER ADM EXP	.20	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.77	5
REAL ESTATE TAX	3.68	5
BUILDING INS	.09	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.95	2
ADV/PROMOTION	.03	2
COMMISSIONS	.27	2
PROF FEES	.03	2
TENANT ALTS	1.59	2
BUY-OUTS		
OTHER LEASING	.02	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.59	5
CLEANING	.01	2
REPAIR/MAINT	.23	3
RDS/GROUNDS	.18	3
SECURITY	.24	3
ADMINISTRATIVE	.35	3
TOTAL CONTRACTS	2.02	5
CLEANING	.67	5
REPAIR/MAINT	.53	5
RDS/GROUNDS	.18	5
SECURITY	.25	5
ADMINISTRATIVE	.65	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Morristown, NJ

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	718,357 SQ. FT.				714,707 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	7	.86	.96			.87	.96		
REPAIR-MAINT	7	.49	.45			.49	.46		
UTILITIES	7	2.32	2.34			2.33	2.34		
RDS/GRNDS/SEC	7	.85	1.05			.85	1.05		
ADMINISTRATIVE	7	.31	.12			.31	12		
TOTAL OPER EXP	7	6.65	7.73			6.69	7.73		
FIXED EXPENSES	7	2.16	2.07			2.17	2.11		
TOTAL OPER+FIX	7	8.81	9.56			8.85	9.56		
LEASING EXP									
TOTAL PAYROLL	7	.23	.12						
TOTAL CONTRACT	7	1.73	1.77						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	369	7
AVG % OFFICE OCCUPANCY	86.4	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.86	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.86	7
PAYROLL		
CONTRACT	.72	7
SUP/MAT/MISC		
TRASH REMOVAL	.14	7
REPR/MAINT TOTAL	.49	7
PAYROLL		
ELEVATOR	.20	7
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY	.19	7
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.32	7
ELECTRICAL	1.85	7
GAS	.01	6
FUEL OIL	.26	7
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.21	7
RDS/GNDS/SEC TOTAL	.85	7
RDS/GNDS TOTAL	.84	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.45	7
RDS/GNDS OTHER	.38	7

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.31	7
PAYROLL	.18	7
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.16	7
REAL ESTATE TAX	1.97	7
BUILDING INS	.18	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.23	7
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.18	7
TOTAL CONTRACTS	1.73	7
CLEANING	.72	7
REPAIR/MAINT	.44	7
RDS/GROUNDS	.45	7
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Nashville, TN

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,139,338 SQ. FT.				1,011,856 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					11.58	12.98		
RETAIL AREA	2	10.40	10.43						
OTHER AREA	2	8.37	5.84						
TOTAL RENT	3	11.22	12.15						
MISCELLANEOUS	2	.15	.73						
TOTAL INCOME	3	11.28	12.18						
EXPENSE									
CLEANING	4	.60	.61	.57	.68	.60	.63	.58	.70
REPAIR-MAINT	4	.83	.84	.47	1.23	.84	.84	.48	1.26
UTILITIES	4	2.49	2.02	1.61	2.80	2.49	2.07	1.61	2.85
RDS/GRNDS/SEC	4	.42	.35	.27	.43	.47	.39	.30	.49
ADMINISTRATIVE	4	.29	.40	.29	.46	.32	.43	.32	.52
TOTAL OPER EXP	4	4.63	4.53	3.35	5.46	5.21	5.07	3.61	6.32
FIXED EXPENSES	4	1.80	1.85	1.48	2.17	2.03	2.06	1.72	2.34
TOTAL OPER+FIX	4	6.43	6.32	5.51	6.94	7.23	7.05	5.95	8.04
LEASING EXP	3	1.30	1.31						
TOTAL PAYROLL	3	.70	.28						
TOTAL CONTRACT	4	1.23	1.30	.92	2.06				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	24619	4
AVG SQFT/RETAIL TENANT	1104	3
AVG SQFT/OFFICE WORKER	273	4
AVG % OFFICE OCCUPANCY	90.0	4
AVG % RETAIL OCCUPANCY	43.4	3
AVG $ RATE YR-END RENT	15.30	4
RENTABLE/GROSS SQFT	.93	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.60	4
PAYROLL		
CONTRACT	.54	4
SUP/MAT/MISC	.04	3
TRASH REMOVAL	.04	4
REPR/MAINT TOTAL	.83	4
PAYROLL		
ELEVATOR	.16	4
HVAC	.10	4
ELECTRICAL	.09	4
STRUCT/ROOF	.03	2
PLUMBING	.09	4
FIRE/LIFE SFTY	.00	2
OTHER MAINT/SUP	.15	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.49	4
ELECTRICAL	1.72	4
GAS	.06	3
FUEL OIL	.01	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	4
RDS/GNDS/SEC TOTAL	.42	4
RDS/GNDS TOTAL	.08	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	3
RDS/GNDS OTHER	.07	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	4
SEC PAYROLL	.29	2
SEC CONTRACTS	.17	3
SEC OTHER	.01	4
ADMIN TOTAL	.29	4
PAYROLL	.19	2
MGMT FEES	.28	3
PROF FEES	.02	3
GEN OFC EXP	.01	4
OTHER ADM EXP	.02	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.80	4
REAL ESTATE TAX	1.51	4
BUILDING INS	.08	4
PERS PROP TAX	.12	2
OTHER TAX		
LEASING EXPENSES	1.30	3
ADV/PROMOTION	.00	3
COMMISSIONS	.12	2
PROF FEES	.01	2
TENANT ALTS	.22	2
BUY-OUTS	.22	2
OTHER LEASING	1.09	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.70	3
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY	.29	2
ADMINISTRATIVE	.19	2
TOTAL CONTRACTS	1.23	4
CLEANING	.54	4
REPAIR/MAINT	.46	4
RDS/GROUNDS	.01	3
SECURITY	.17	3
ADMINISTRATIVE	.14	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Nashville, TN

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	14 BLDS	1,248,114 SQ. FT.				1,242,080 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	14					9.20	9.25	7.28	10.48
RETAIL AREA									
OTHER AREA									
TOTAL RENT	14	9.16	9.25	7.20	10.48				
MISCELLANEOUS	11	.15	.07	.04	.29				
TOTAL INCOME	14	9.29	9.28	7.34	10.70				
EXPENSE									
CLEANING	14	.59	.61	.56	.63	.59	.61	.56	.63
REPAIR-MAINT	14	.57	.49	.43	.56	.57	.49	.43	.56
UTILITIES	14	1.56	1.58	1.38	1.69	1.56	1.58	1.38	1.69
RDS/GRNDS/SEC	14	.25	.27	.15	.36	.25	.27	.15	.36
ADMINISTRATIVE	14	.59	.58	.46	.73	.60	.58	.46	.74
TOTAL OPER EXP	14	3.56	3.44	3.32	3.79	3.58	3.44	3.37	3.79
FIXED EXPENSES	14	1.26	1.09	1.02	1.41	1.27	1.09	1.02	1.43
TOTAL OPER+FIX	14	4.98	4.78	4.36	5.55	5.01	4.78	4.36	5.55
LEASING EXP	14	1.02	.89	.45	1.61				
TOTAL PAYROLL	14	.37	.37	.31	.40				
TOTAL CONTRACT	14	1.30	1.34	1.15	1.65				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3507	14
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	251	14
AVG % OFFICE OCCUPANCY	73.4	14
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.40	13
RENTABLE/GROSS SQFT	.95	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.59**	**14**
PAYROLL	.05	2
CONTRACT	.47	14
SUP/MAT/MISC	.07	13
TRASH REMOVAL	.04	14
REPR/MAINT TOTAL	**.57**	**13**
PAYROLL	.20	13
ELEVATOR	.07	11
HVAC	.10	13
ELECTRICAL	.03	13
STRUCT/ROOF	.12	6
PLUMBING	.01	13
FIRE/LIFE SFTY	.02	6
OTHER MAINT/SUP	.13	13

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.56**	**14**
ELECTRICAL	1.40	14
GAS	.09	9
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	14
RDS/GNDS/SEC TOTAL	**.25**	**14**
RDS/GNDS TOTAL	.14	14
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	14
RDS/GNDS OTHER	.03	11

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.14	10
SEC PAYROLL		
SEC CONTRACTS	.14	10
SEC OTHER		
ADMIN TOTAL	**.59**	**14**
PAYROLL	.21	10
MGMT FEES	.32	14
PROF FEES	.05	13
GEN OFC EXP	.03	13
OTHER ADM EXP	.06	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.26**	**14**
REAL ESTATE TAX	1.14	14
BUILDING INS	.12	14
PERS PROP TAX	.01	7
OTHER TAX		
LEASING EXPENSES	**1.02**	**14**
ADV/PROMOTION	.15	12
COMMISSIONS	.23	13
PROF FEES	.05	8
TENANT ALTS	.96	10
BUY-OUTS	.23	2
OTHER LEASING	.02	9

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.37**	**14**
CLEANING	.05	2
REPAIR/MAINT	.20	13
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.21	10
TOTAL CONTRACTS	**1.30**	**14**
CLEANING	.47	14
REPAIR/MAINT	.25	13
RDS/GROUNDS	.11	14
SECURITY	.14	10
ADMINISTRATIVE	.37	14

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	336,700 SQ. FT.				336,700 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					7.52	8.02	4.49	10.48
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	7.52	8.02	4.49	10.48				
MISCELLANEOUS	5	.15	.07	.02	.33				
TOTAL INCOME	5	7.66	8.03	4.65	10.70				
EXPENSE									
CLEANING	5	.56	.58	.47	.65	.56	.58	.47	.65
REPAIR-MAINT	5	.45	.42	.37	.54	.45	.42	.37	.54
UTILITIES	5	1.46	1.43	1.35	1.58	1.46	1.43	1.35	1.58
RDS/GRNDS/SEC	5	.27	.35	.12	.38	.27	.35	.12	.38
ADMINISTRATIVE	5	.58	.54	.46	.71	.58	.54	.46	.71
TOTAL OPER EXP	5	3.31	3.37	3.01	3.61	3.31	3.37	3.01	3.61
FIXED EXPENSES	5	1.03	1.02	.95	1.11	1.03	1.02	.95	1.11
TOTAL OPER+FIX	5	4.94	4.39	4.27	5.84	4.94	4.39	4.27	5.84
LEASING EXP	5	1.55	1.34	.89	2.34				
TOTAL PAYROLL	5	.32	.37	.24	.38				
TOTAL CONTRACT	5	1.24	1.34	.90	1.55				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2526	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	214	5
AVG % OFFICE OCCUPANCY	69.8	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.54	5
RENTABLE/GROSS SQFT	.98	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**.56**	**5**
PAYROLL		
CONTRACT	.44	5
SUP/MAT/MISC	.06	4
TRASH REMOVAL	.04	5
REPR/MAINT TOTAL	**.47**	**4**
PAYROLL	.20	4
ELEVATOR	.03	3
HVAC	.12	4
ELECTRICAL	.03	4
STRUCT/ROOF	.01	4
PLUMBING	.02	4
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.07	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.46**	**5**
ELECTRICAL	1.27	5
GAS	.11	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	5
RDS/GNDS/SEC TOTAL	**.27**	**5**
RDS/GNDS TOTAL	.18	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.17	5
RDS/GNDS OTHER	.02	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.14	3
SEC PAYROLL		
SEC CONTRACTS	.14	3
SEC OTHER		
ADMIN TOTAL	**.58**	**5**
PAYROLL	.15	5
MGMT FEES	.31	5
PROF FEES	.06	5
GEN OFC EXP	.04	5
OTHER ADM EXP	.01	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	**1.03**	**5**
REAL ESTATE TAX	.98	5
BUILDING INS	.04	5
PERS PROP TAX	.01	2
OTHER TAX		
LEASING EXPENSES	**1.55**	**5**
ADV/PROMOTION	.13	5
COMMISSIONS	.36	4
PROF FEES		
TENANT ALTS	1.31	4
BUY-OUTS	.23	2
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**.32**	**5**
CLEANING		
REPAIR/MAINT	.20	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.15	5
TOTAL CONTRACTS	**1.24**	**5**
CLEANING	.44	5
REPAIR/MAINT	.20	4
RDS/GROUNDS	.17	5
SECURITY	.14	3
ADMINISTRATIVE	.36	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Nashville, TN

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	474,855 SQ. FT.				474,855 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					11.60	10.10		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	11.60	10.10						
MISCELLANEOUS	3	.05	.04						
TOTAL INCOME	3	11.65	10.18						
EXPENSE									
CLEANING	3	.61	.61			.61	.61		
REPAIR-MAINT	3	.73	.92			.73	.92		
UTILITIES	3	1.64	1.71			1.64	1.71		
RDS/GRNDS/SEC	3	.21	.17			.21	.17		
ADMINISTRATIVE	3	.66	.67			.66	.67		
TOTAL OPER EXP	3	3.85	3.82			3.85	3.82		
FIXED EXPENSES	3	1.59	1.62			1.59	1.62		
TOTAL OPER+FIX	3	5.44	5.44			5.44	5.44		
LEASING EXP	3	.34	.43						
TOTAL PAYROLL	3	.39	.42						
TOTAL CONTRACT	3	1.51	1.59						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8770	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	317	3
AVG % OFFICE OCCUPANCY	75.7	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.51	2
RENTABLE/GROSS SQFT	.93	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.61	3
PAYROLL		
CONTRACT	.49	3
SUP/MAT/MISC	.06	3
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	.73	3
PAYROLL	.21	3
ELEVATOR	.09	3
HVAC	.10	3
ELECTRICAL	.05	3
STRUCT/ROOF		
PLUMBING	.01	3
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.15	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.64	3
ELECTRICAL	1.49	3
GAS	.13	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	.21	3
RDS/GNDS TOTAL	.07	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.20	2
SEC PAYROLL		
SEC CONTRACTS	.20	2
SEC OTHER		
ADMIN TOTAL	.66	3
PAYROLL	.20	2
MGMT FEES	.42	3
PROF FEES	.05	2
GEN OFC EXP	.04	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.59	3
REAL ESTATE TAX	1.39	3
BUILDING INS	.20	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.34	3
ADV/PROMOTION	.01	2
COMMISSIONS	.26	3
PROF FEES	.08	2
TENANT ALTS		
BUY-OUTS		
OTHER LEASING	.02	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.39	3
CLEANING		
REPAIR/MAINT	.21	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.20	2
TOTAL CONTRACTS	1.51	3
CLEANING	.49	3
REPAIR/MAINT	.37	3
RDS/GROUNDS	.05	3
SECURITY	.20	2
ADMINISTRATIVE	.46	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

New Orleans, LA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	3,212,127 SQ. FT.				3,090,893 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					10.95	9.46	7.07	11.98
RETAIL AREA	4	13.84	14.46	8.91	19.84				
OTHER AREA									
TOTAL RENT	6	11.43	10.50	8.74	13.11				
MISCELLANEOUS	5	.73	.06	.04	2.18				
TOTAL INCOME	6	12.01	10.56	8.77	13.11				
EXPENSE									
CLEANING	9	.84	.75	.63	.99	.85	.79	.64	.99
REPAIR-MAINT	9	1.38	1.09	.66	2.41	1.41	1.13	.66	2.41
UTILITIES	9	1.67	1.46	1.35	1.83	1.67	1.46	1.35	1.83
RDS/GRNDS/SEC	9	.38	.40	.24	.66	.39	.40	.24	.72
ADMINISTRATIVE	9	.64	.51	.35	.72	.66	.51	.39	.72
TOTAL OPER EXP	9	4.91	4.26	3.80	6.75	5.11	4.30	3.80	7.40
FIXED EXPENSES	9	1.66	1.73	1.33	1.85	1.73	1.75	1.51	1.95
TOTAL OPER+FIX	9	6.58	6.16	5.64	8.30	6.83	6.25	5.64	8.91
LEASING EXP	6	1.80	.46	.27	2.15				
TOTAL PAYROLL	8	1.08	.68	.60	1.91				
TOTAL CONTRACT	9	1.81	1.70	1.45	2.43				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13105	8
AVG SQFT/RETAIL TENANT	3556	5
AVG SQFT/OFFICE WORKER	302	9
AVG % OFFICE OCCUPANCY	87.6	9
AVG % RETAIL OCCUPANCY	95.5	5
AVG $ RATE YR-END RENT	13.25	7
RENTABLE/GROSS SQFT	.97	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.84	9
PAYROLL	.29	2
CONTRACT	.67	9
SUP/MAT/MISC	.07	4
TRASH REMOVAL	.04	8
REPR/MAINT TOTAL	1.38	9
PAYROLL	.74	5
ELEVATOR	.25	9
HVAC	.15	9
ELECTRICAL	.11	8
STRUCT/ROOF	.07	5
PLUMBING	.06	5
FIRE/LIFE SFTY	.02	7
OTHER MAINT/SUP	.22	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.67	9
ELECTRICAL	1.53	9
GAS	.06	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	9
RDS/GNDS/SEC TOTAL	.38	9
RDS/GNDS TOTAL	.03	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	3
RDS/GNDS OTHER	.02	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	9
SEC PAYROLL	.46	2
SEC CONTRACTS	.28	8
SEC OTHER	.01	2
ADMIN TOTAL	.84	9
PAYROLL	.26	8
MGMT FEES	.35	3
PROF FEES	.05	3
GEN OFC EXP	.11	5
OTHER ADM EXP	.10	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.70	8
REAL ESTATE TAX	1.37	8
BUILDING INS	.23	9
PERS PROP TAX	.27	4
OTHER TAX	.06	3
LEASING EXPENSES	1.91	5
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	1.57	4
BUY-OUTS		
OTHER LEASING	.34	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.06	8
CLEANING	.29	2
REPAIR/MAINT	.74	5
RDS/GROUNDS		
SECURITY	.46	2
ADMINISTRATIVE	.26	8
TOTAL CONTRACTS	1.81	9
CLEANING	.67	9
REPAIR/MAINT	.61	9
RDS/GROUNDS	.02	3
SECURITY	.26	8
ADMINISTRATIVE	.40	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

New Orleans, LA

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	814,075 SQ. FT.				592,577 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	.68	.67			.69	.67		
REPAIR-MAINT	3	.84	.80			.85	.80		
UTILITIES	3	1.42	1.41			1.42	1.41		
RDS/GRNDS/SEC	3	.46	.40			.48	.40		
ADMINISTRATIVE	3	.54	.57			.56	.57		
TOTAL OPER EXP	3	4.00	3.88			4.14	3.88		
FIXED EXPENSES	3	1.83	1.78			1.89	1.93		
TOTAL OPER+FIX	3	5.82	5.66			6.03	5.66		
LEASING EXP									
TOTAL PAYROLL	3	.62	.61						
TOTAL CONTRACT	3	1.59	1.54						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	29537	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	281	3
AVG % OFFICE OCCUPANCY	99.7	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.50	3
RENTABLE/GROSS SQFT	.99	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.68	3
PAYROLL		
CONTRACT	.66	3
SUP/MAT/MISC		
TRASH REMOVAL	.03	2
REPR/MAINT TOTAL	.84	3
PAYROLL		
ELEVATOR	.31	3
HVAC	.15	3
ELECTRICAL	.02	3
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.24	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.42	3
ELECTRICAL	1.27	3
GAS	.11	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	3
RDS/GNDS/SEC TOTAL	.46	3
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.43	3
SEC PAYROLL		
SEC CONTRACTS	.43	3
SEC OTHER		
ADMIN TOTAL	.54	3
PAYROLL	.51	3
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.83	3
REAL ESTATE TAX	1.09	3
BUILDING INS	.26	3
PERS PROP TAX	.41	3
OTHER TAX	.06	3
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.62	3
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.51	3
TOTAL CONTRACTS	1.59	3
CLEANING	.66	3
REPAIR/MAINT	.50	3
RDS/GROUNDS		
SECURITY	.43	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,305,221 SQ. FT.				1,264,019 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					11.14	11.55		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	12.16	13.11						
MISCELLANEOUS	2	2.08	2.16						
TOTAL INCOME	3	13.30	13.11						
EXPENSE									
CLEANING	3	1.13	1.02			1.13	1.02		
REPAIR-MAINT	3	1.87	1.56			1.87	1.56		
UTILITIES	3	2.02	2.05			2.02	2.05		
RDS/GRNDS/SEC	3	.54	.44			.56	.50		
ADMINISTRATIVE	3	.55	.51			.57	.51		
TOTAL OPER EXP	3	6.11	6.25			6.31	6.25		
FIXED EXPENSES	3	1.62	1.65			1.67	1.65		
TOTAL OPER+FIX	3	7.72	7.89			7.97	7.90		
LEASING EXP	3	1.06	.27						
TOTAL PAYROLL	2	1.94	1.91						
TOTAL CONTRACT	3	2.03	2.14						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8932	3
AVG SQFT/RETAIL TENANT	8240	2
AVG SQFT/OFFICE WORKER	267	3
AVG % OFFICE OCCUPANCY	84.1	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	11.40	2
RENTABLE/GROSS SQFT	.97	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.13	3
PAYROLL	.29	2
CONTRACT	.81	3
SUP/MAT/MISC	.06	2
TRASH REMOVAL	.06	3
REPR/MAINT TOTAL	1.87	3
PAYROLL	1.16	2
ELEVATOR	.23	3
HVAC	.18	3
ELECTRICAL	.14	2
STRUCT/ROOF	.18	2
PLUMBING	.08	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.38	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.02	3
ELECTRICAL	1.84	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.15	3
RDS/GNDS/SEC TOTAL	.54	3
RDS/GNDS TOTAL	.03	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	2
RDS/GNDS OTHER	.02	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.52	3
SEC PAYROLL		
SEC CONTRACTS	.29	3
SEC OTHER		
ADMIN TOTAL	.56	3
PAYROLL	.18	2
MGMT FEES	.31	2
PROF FEES	.10	2
GEN OFC EXP	.11	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.62	3
REAL ESTATE TAX	1.36	3
BUILDING INS	.25	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.06	3
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	1.29	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.94	2
CLEANING	.29	2
REPAIR/MAINT	1.16	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.18	2
TOTAL CONTRACTS	2.03	3
CLEANING	.81	3
REPAIR/MAINT	.83	3
RDS/GROUNDS	.01	2
SECURITY	.29	3
ADMINISTRATIVE	.41	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

New Orleans, LA

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	319,913 SQ. FT.				319,913 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					13.18	13.05	11.11	14.60
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	13.18	13.05	11.11	14.60				
MISCELLANEOUS	3	.05	.02						
TOTAL INCOME	4	13.23	13.11	11.11	14.67				
EXPENSE									
CLEANING	4	.69	.59	.44	.87	.69	.59	.44	.87
REPAIR-MAINT	4	.47	.32	.22	.69	.47	.32	.22	.69
UTILITIES	4	1.54	1.63	1.41	1.71	1.54	1.63	1.41	1.71
RDS/GRNDS/SEC	4	.22	.08	.05	.35	.22	.08	.05	.35
ADMINISTRATIVE	4	.58	.57	.31	.78	.58	.57	.31	.78
TOTAL OPER EXP	4	3.49	3.05	2.83	3.99	3.49	3.05	2.83	3.99
FIXED EXPENSES	4	1.00	.89	.78	1.15	1.00	.89	.78	1.15
TOTAL OPER+FIX	4	4.49	4.19	3.65	5.09	4.49	4.19	3.65	5.09
LEASING EXP	3	.23	.23						
TOTAL PAYROLL	2	.83	.82						
TOTAL CONTRACT	4	1.30	1.19	.60	1.79				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2984	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	246	3
AVG % OFFICE OCCUPANCY	91.3	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.21	3
RENTABLE/GROSS SQFT	.89	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.69	4
PAYROLL		
CONTRACT	.60	4
SUP/MAT/MISC	.07	3
TRASH REMOVAL	.03	4
REPR/MAINT TOTAL	.49	3
PAYROLL	.28	2
ELEVATOR	.13	3
HVAC	.07	3
ELECTRICAL		
STRUCT/ROOF		
PLUMBING	.08	2
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.05	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.54	4
ELECTRICAL	1.44	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	3
RDS/GNDS/SEC TOTAL	.22	4
RDS/GNDS TOTAL	.08	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.08	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.58	4
PAYROLL		
MGMT FEES	.39	4
PROF FEES	.09	2
GEN OFC EXP	.01	2
OTHER ADM EXP	.02	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.00	4
REAL ESTATE TAX	.86	4
BUILDING INS	.14	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.23	3
ADV/PROMOTION	.01	2
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.83	2
CLEANING		
REPAIR/MAINT	.28	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.30	4
CLEANING	.60	4
REPAIR/MAINT	.26	3
RDS/GROUNDS	.08	2
SECURITY		
ADMINISTRATIVE	.44	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	319,913 SQ. FT.				319,913 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					13.18	13.05	11.11	14.60
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	13.18	13.05	11.11	14.60				
MISCELLANEOUS	3	.05	.02						
TOTAL INCOME	4	13.23	13.11	11.11	14.67				
EXPENSE									
CLEANING	4	.69	.59	.44	.87	.69	.59	.44	.87
REPAIR-MAINT	4	.47	.32	.22	.69	.47	.32	.22	.69
UTILITIES	4	1.54	1.63	1.41	1.71	1.54	1.63	1.41	1.71
RDS/GRNDS/SEC	4	.22	.08	.05	.35	.22	.08	.05	.35
ADMINISTRATIVE	4	.58	.57	.31	.78	.58	.57	.31	.78
TOTAL OPER EXP	4	3.49	3.05	2.83	3.99	3.49	3.05	2.83	3.99
FIXED EXPENSES	4	1.00	.89	.78	1.15	1.00	.89	.78	1.15
TOTAL OPER+FIX	4	4.49	4.19	3.65	5.09	4.49	4.19	3.65	5.09
LEASING EXP	3	.23	.23						
TOTAL PAYROLL	2	.83	.82						
TOTAL CONTRACT	4	1.30	1.19	.60	1.79				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2984	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	246	3
AVG % OFFICE OCCUPANCY	91.3	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.21	3
RENTABLE/GROSS SQFT	.89	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.69	4
PAYROLL		
CONTRACT	.60	4
SUP/MAT/MISC	.07	3
TRASH REMOVAL	.03	4
REPR/MAINT TOTAL	.49	3
PAYROLL	.28	2
ELEVATOR	.13	3
HVAC	.07	3
ELECTRICAL		
STRUCT/ROOF		
PLUMBING	.08	2
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.05	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.54	4
ELECTRICAL	1.44	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	3
RDS/GNDS/SEC TOTAL	.22	4
RDS/GNDS TOTAL	.08	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.08	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.58	4
PAYROLL		
MGMT FEES	.39	4
PROF FEES	.09	2
GEN OFC EXP	.01	2
OTHER ADM EXP	.02	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.00	4
REAL ESTATE TAX	.86	4
BUILDING INS	.14	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.23	3
ADV/PROMOTION	.01	2
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.83	2
CLEANING		
REPAIR/MAINT	.28	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.30	4
CLEANING	.60	4
REPAIR/MAINT	.26	3
RDS/GROUNDS	.08	2
SECURITY		
ADMINISTRATIVE	.44	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

New York, NY

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	53 BLDS	42,511,879 SQ. FT.				38,756,319 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	23					20.43	19.74	8.30	28.19
RETAIL AREA	14	24.88	25.32	4.25	49.36				
OTHER AREA	8	18.53	14.46						
TOTAL RENT	38	22.64	20.89	10.03	29.23				
MISCELLANEOUS	32	2.26	.66	.26	1.69				
TOTAL INCOME	38	24.67	21.78	10.03	29.23				
EXPENSE									
CLEANING	47	2.37	2.07	1.77	2.59	2.47	2.10	1.78	2.70
REPAIR-MAINT	53	2.82	2.04	.96	3.06	2.88	2.09	.96	3.15
UTILITIES	46	2.62	2.73	1.94	3.07	2.63	2.73	1.94	3.08
RDS/GRNDS/SEC	42	.66	.46	.28	.74	.73	.49	.28	.80
ADMINISTRATIVE	50	.74	.62	.41	1.02	.81	.65	.43	1.17
TOTAL OPER EXP	42	9.23	7.42	6.38	8.72	10.22	7.53	6.70	9.38
FIXED EXPENSES	46	5.26	6.11	4.05	7.56	5.79	6.82	4.36	7.81
TOTAL OPER+FIX	39	14.65	14.61	12.81	15.59	16.26	14.90	13.71	17.05
LEASING EXP	38	.58	.29	.07	.61				
TOTAL PAYROLL	49	2.21	1.37	.79	3.28				
TOTAL CONTRACT	49	2.93	2.12	1.27	3.59				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15349	47
AVG SQFT/RETAIL TENANT	4403	35
AVG SQFT/OFFICE WORKER	227	24
AVG % OFFICE OCCUPANCY	97.4	53
AVG % RETAIL OCCUPANCY	98.4	36
AVG $ RATE YR-END RENT	32.57	26
RENTABLE/GROSS SQFT	.97	34

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	2.40	42
PAYROLL	.97	26
CONTRACT	1.66	37
SUP/MAT/MISC	.10	38
TRASH REMOVAL	.23	40
REPR/MAINT TOTAL	2.89	50
PAYROLL	1.09	44
ELEVATOR	.36	49
HVAC	.19	44
ELECTRICAL	.33	45
STRUCT/ROOF	.47	30
PLUMBING	.08	34
FIRE/LIFE SFTY	.06	22
OTHER MAINT/SUP	.69	48

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.82	44
ELECTRICAL	2.06	43
GAS	.07	9
FUEL OIL	.06	6
PURCH STEAM	.50	37
PURCH CH WTR		
COAL		
WATER/SEWER	.07	43
RDS/GNDS/SEC TOTAL	.66	39
RDS/GNDS TOTAL	.08	28
RDS/GNDS PAYRL	.01	19
RDS/GNDS CONTR	.02	15
RDS/GNDS OTHER	.06	23

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.62	37
SEC PAYROLL	.44	26
SEC CONTRACTS	.31	21
SEC OTHER	.03	27
ADMIN TOTAL	.74	47
PAYROLL	.36	38
MGMT FEES	.33	25
PROF FEES	.06	26
GEN OFC EXP	.25	25
OTHER ADM EXP	.13	36

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	5.19	46
REAL ESTATE TAX	4.88	46
BUILDING INS	.29	46
PERS PROP TAX		
OTHER TAX	.11	9
LEASING EXPENSES	.60	36
ADV/PROMOTION	.04	13
COMMISSIONS	.26	17
PROF FEES	.07	5
TENANT ALTS	.36	17
BUY-OUTS		
OTHER LEASING	.16	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.21	49
CLEANING	.97	26
REPAIR/MAINT	1.09	44
RDS/GROUNDS	.01	19
SECURITY	.44	26
ADMINISTRATIVE	.36	38
TOTAL CONTRACTS	2.93	49
CLEANING	1.66	37
REPAIR/MAINT	1.20	49
RDS/GROUNDS	.02	15
SECURITY	.31	21
ADMINISTRATIVE	.31	30

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,074,747 SQ. FT.				1,017,842 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	4	2.77	2.49	2.05	3.34	2.83	2.59	2.14	3.44
REPAIR-MAINT	5	2.10	2.40	.38	3.38	2.13	2.57	.40	3.38
UTILITIES	2	1.71	1.86			1.75	1.94		
RDS/GRNDS/SEC	3	.48	.34			.54	.37		
ADMINISTRATIVE	4	.89	1.19	.61	1.44	.96	1.31	.68	1.56
TOTAL OPER EXP	2	5.50	6.48			5.60	6.79		
FIXED EXPENSES	4	5.60	5.58	3.93	7.20	6.04	6.03	4.05	7.96
TOTAL OPER+FIX									
LEASING EXP	2	.91	1.09						
TOTAL PAYROLL	4	1.45	1.07	.78	1.70				
TOTAL CONTRACT	5	2.78	2.83	1.25	5.00				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16100	3
AVG SQFT/RETAIL TENANT	3074	4
AVG SQFT/OFFICE WORKER	192	3
AVG % OFFICE OCCUPANCY	93.4	5
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	25.96	2
RENTABLE/GROSS SQFT	.84	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	3.12	3
PAYROLL		
CONTRACT	2.68	3
SUP/MAT/MISC	.10	2
TRASH REMOVAL	.37	3
REPR/MAINT TOTAL	2.10	5
PAYROLL	1.11	3
ELEVATOR	.42	5
HVAC	.34	4
ELECTRICAL	.42	3
STRUCT/ROOF	.02	2
PLUMBING	.10	3
FIRE/LIFE SFTY	.06	4
OTHER MAINT/SUP	.35	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.71	2
ELECTRICAL	1.45	2
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	2
RDS/GNDS/SEC TOTAL	.48	3
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.60	2
SEC PAYROLL		
SEC CONTRACTS	.60	2
SEC OTHER		
ADMIN TOTAL	.89	4
PAYROLL	.61	3
MGMT FEES	.81	2
PROF FEES	.12	2
GEN OFC EXP	.05	3
OTHER ADM EXP	.05	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	5.60	4
REAL ESTATE TAX	4.99	4
BUILDING INS	.35	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.91	2
ADV/PROMOTION		
COMMISSIONS	.72	2
PROF FEES		
TENANT ALTS	.07	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.46	4
CLEANING		
REPAIR/MAINT	1.11	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.61	3
TOTAL CONTRACTS	2.78	5
CLEANING	2.68	3
REPAIR/MAINT	1.11	5
RDS/GROUNDS		
SECURITY	.60	2
ADMINISTRATIVE	.46	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

New York, NY

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	10 BLDS	4,083,724 SQ. FT.				4,027,880 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					26.28	31.11	14.08	34.10
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	26.30	31.19	14.08	34.10				
MISCELLANEOUS	3	.58	.46						
TOTAL INCOME	6	26.57	31.42	14.08	34.43				
EXPENSE									
CLEANING	9	2.10	2.07	1.72	2.72	2.12	2.11	1.72	2.76
REPAIR-MAINT	10	1.85	1.27	.90	2.13	1.87	1.28	.90	2.15
UTILITIES	9	3.07	2.98	2.77	3.40	3.09	2.98	2.77	3.40
RDS/GRNDS/SEC	7	.55	.64	.33	.74	.56	.64	.33	.77
ADMINISTRATIVE	9	.65	.66	.31	1.10	.65	.67	.31	1.14
TOTAL OPER EXP	8	7.61	7.75	7.08	8.29	7.74	7.80	7.11	8.49
FIXED EXPENSES	9	6.63	7.55	5.42	7.93	6.73	7.92	5.42	8.01
TOTAL OPER+FIX	8	14.13	14.81	13.19	15.59	14.37	14.97	13.19	15.97
LEASING EXP	7	.45	.07	.02	.31				
TOTAL PAYROLL	8	1.71	1.23	.80	2.47				
TOTAL CONTRACT	8	2.52	2.74	1.58	3.58				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	21451	10
AVG SQFT/RETAIL TENANT	3811	4
AVG SQFT/OFFICE WORKER	278	6
AVG % OFFICE OCCUPANCY	98.5	10
AVG % RETAIL OCCUPANCY	93.3	4
AVG $ RATE YR-END RENT	35.37	6
RENTABLE/GROSS SQFT	.95	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	2.14	7
PAYROLL	1.47	2
CONTRACT	1.51	7
SUP/MAT/MISC	.13	6
TRASH REMOVAL	.17	7
REPR/MAINT TOTAL	2.08	8
PAYROLL	1.33	6
ELEVATOR	.36	8
HVAC	.25	7
ELECTRICAL	.10	7
STRUCT/ROOF	.14	3
PLUMBING	.04	6
FIRE/LIFE SFTY	.03	6
OTHER MAINT/SUP	.24	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	3.10	8
ELECTRICAL	2.62	8
GAS	.14	4
FUEL OIL	.08	3
PURCH STEAM	.48	5
PURCH CH WTR		
COAL		
WATER/SEWER	.06	8
RDS/GNDS/SEC TOTAL	.73	5
RDS/GNDS TOTAL	.02	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.74	4
SEC PAYROLL		
SEC CONTRACTS	.69	4
SEC OTHER	.08	2
ADMIN TOTAL	.65	7
PAYROLL	.48	6
MGMT FEES	.17	3
PROF FEES	.09	6
GEN OFC EXP	.05	5
OTHER ADM EXP	.06	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	6.34	7
REAL ESTATE TAX	6.08	7
BUILDING INS	.20	7
PERS PROP TAX		
OTHER TAX	.14	3
LEASING EXPENSES	.59	5
ADV/PROMOTION	.03	2
COMMISSIONS	.44	3
PROF FEES		
TENANT ALTS	.34	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.71	8
CLEANING	1.47	2
REPAIR/MAINT	1.33	6
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.48	6
TOTAL CONTRACTS	2.52	8
CLEANING	1.51	7
REPAIR/MAINT	.79	8
RDS/GROUNDS	.02	2
SECURITY	.69	4
ADMINISTRATIVE	.17	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	16 BLDS	19,169,382 SQ. FT.				17,997,534 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					15.06	14.57	4.77	26.69
RETAIL AREA	5	28.81	33.46	14.37	67.83				
OTHER AREA									
TOTAL RENT	10	18.86	19.97	9.30	27.41				
MISCELLANEOUS	9	1.36	.70	.15	1.69				
TOTAL INCOME	10	20.02	20.63	9.30	28.41				
EXPENSE									
CLEANING	14	2.15	2.00	1.79	2.43	2.22	2.01	1.82	2.64
REPAIR-MAINT	16	2.35	2.05	1.36	2.80	2.39	2.06	1.36	2.92
UTILITIES	13	2.46	2.53	1.83	3.09	2.48	2.60	1.83	3.10
RDS/GRNDS/SEC	13	.56	.44	.29	.85	.60	.46	.31	.87
ADMINISTRATIVE	15	.62	.49	.39	.67	.66	.50	.44	.68
TOTAL OPER EXP	12	8.01	7.55	6.38	8.87	8.56	7.61	6.95	10.35
FIXED EXPENSES	15	6.03	6.53	4.85	6.96	6.44	6.63	5.34	7.56
TOTAL OPER+FIX	11	14.54	14.42	13.27	14.89	15.59	14.94	14.67	17.05
LEASING EXP	9	.35	.23	.08	.46				
TOTAL PAYROLL	15	2.10	1.58	.88	3.85				
TOTAL CONTRACT	14	2.20	1.76	1.25	2.76				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16753	13
AVG SQFT/RETAIL TENANT	6564	9
AVG SQFT/OFFICE WORKER	220	11
AVG % OFFICE OCCUPANCY	97.3	16
AVG % RETAIL OCCUPANCY	97.3	11
AVG $ RATE YR-END RENT	33.24	8
RENTABLE/GROSS SQFT	.96	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	2.18	12
PAYROLL	2.11	5
CONTRACT	1.62	8
SUP/MAT/MISC	.14	10
TRASH REMOVAL	.23	10
REPR/MAINT TOTAL	2.39	16
PAYROLL	1.13	14
ELEVATOR	.37	14
HVAC	.23	11
ELECTRICAL	.15	13
STRUCT/ROOF	.13	5
PLUMBING	.08	10
FIRE/LIFE SFTY	.06	8
OTHER MAINT/SUP	.56	14

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.45	12
ELECTRICAL	1.85	11
GAS	.04	3
FUEL OIL		
PURCH STEAM	.54	11
PURCH CH WTR		
COAL		
WATER/SEWER	.06	11
RDS/GNDS/SEC TOTAL	.57	12
RDS/GNDS TOTAL	.06	7
RDS/GNDS PAYRL	.05	2
RDS/GNDS CONTR	.01	5
RDS/GNDS OTHER	.04	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.54	12
SEC PAYROLL	.50	9
SEC CONTRACTS	.14	7
SEC OTHER	.05	7
ADMIN TOTAL	.82	14
PAYROLL	.25	9
MGMT FEES	.33	6
PROF FEES	.05	4
GEN OFC EXP	.24	8
OTHER ADM EXP	.13	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	6.03	14
REAL ESTATE TAX	5.71	14
BUILDING INS	.30	14
PERS PROP TAX		
OTHER TAX	.06	4
LEASING EXPENSES	.35	8
ADV/PROMOTION	.06	2
COMMISSIONS	.33	3
PROF FEES	.03	2
TENANT ALTS	.21	5
BUY-OUTS		
OTHER LEASING	.17	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.10	16
CLEANING	2.11	5
REPAIR/MAINT	1.13	14
RDS/GROUNDS	.05	2
SECURITY	.50	9
ADMINISTRATIVE	.25	9
TOTAL CONTRACTS	2.20	14
CLEANING	1.62	8
REPAIR/MAINT	.81	14
RDS/GROUNDS	.01	5
SECURITY	.14	7
ADMINISTRATIVE	.30	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

New York, NY

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,388,548 SQ. FT.				1,380,548 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					16.19	18.07	15.67	18.50
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	16.02	18.09	15.67	18.50				
MISCELLANEOUS	4	.59	.14	.06	.60				
TOTAL INCOME	6	16.37	18.13	15.77	18.61				
EXPENSE									
CLEANING	7	1.92	1.04	.92	1.21	1.92	1.04	.92	1.21
REPAIR-MAINT	7	2.66	.89	.51	1.05	2.66	.89	.51	1.05
UTILITIES	5	2.45	2.15	1.62	2.82	2.45	2.15	1.62	2.82
RDS/GRNDS/SEC	6	.67	.50	.34	.95	.68	.51	.34	.95
ADMINISTRATIVE	7	.53	.59	.51	.72	.53	.59	.52	.72
TOTAL OPER EXP	5	9.79	5.78	4.58	9.89	9.86	5.78	4.66	9.89
FIXED EXPENSES	6	2.54	2.18	1.95	3.05	2.57	2.18	1.97	3.05
TOTAL OPER+FIX	4	7.55	7.66	6.65	8.61	7.68	7.66	6.76	8.61
LEASING EXP	3	1.95	2.97						
TOTAL PAYROLL	3	2.65	1.31						
TOTAL CONTRACT	5	2.51	2.46	1.87	2.82				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	26070	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	225	4
AVG % OFFICE OCCUPANCY	94.4	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	19.72	6
RENTABLE/GROSS SQFT	.84	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	2.02	5
PAYROLL		
CONTRACT	1.67	5
SUP/MAT/MISC	.05	2
TRASH REMOVAL	.26	5
REPR/MAINT TOTAL	2.90	5
PAYROLL	2.89	2
ELEVATOR	.11	5
HVAC	.14	5
ELECTRICAL	.06	2
STRUCT/ROOF	.00	2
PLUMBING	.02	2
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.54	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.45	5
ELECTRICAL	2.32	5
GAS	.17	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	5
RDS/GNDS/SEC TOTAL	.76	4
RDS/GNDS TOTAL	.30	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.19	4
RDS/GNDS OTHER	.12	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.46	4
SEC PAYROLL		
SEC CONTRACTS	.45	4
SEC OTHER		
ADMIN TOTAL	.51	5
PAYROLL	.25	3
MGMT FEES	.56	4
PROF FEES		
GEN OFC EXP	.09	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.54	4
REAL ESTATE TAX	2.25	4
BUILDING INS	.29	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.95	3
ADV/PROMOTION	.12	3
COMMISSIONS	.45	3
PROF FEES	.14	3
TENANT ALTS	2.29	2
BUY-OUTS		
OTHER LEASING	.02	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.65	3
CLEANING		
REPAIR/MAINT	2.89	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.25	3
TOTAL CONTRACTS	2.51	5
CLEANING	1.67	5
REPAIR/MAINT	.29	5
RDS/GROUNDS	.19	4
SECURITY	.45	4
ADMINISTRATIVE	.57	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	243,687 SQ. FT.				243,687 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					18.37	18.43		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	18.37	18.43						
MISCELLANEOUS	2	.14	.14						
TOTAL INCOME	3	18.46	18.61						
EXPENSE									
CLEANING	3	1.07	1.04			1.07	1.04		
REPAIR-MAINT	3	.62	.59			.62	.59		
UTILITIES									
RDS/GRNDS/SEC	3	.66	.34			.66	.34		
ADMINISTRATIVE	3	.66	.60			.66	.60		
TOTAL OPER EXP									
FIXED EXPENSES	3	2.44	2.22			2.44	2.22		
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14336	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.74	3
RENTABLE/GROSS SQFT	1.00	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Norfolk, VA

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	10 BLDS	1,354,553 SQ. FT.				1,330,096 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					9.56	10.74	7.53	12.94
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9	9.38	9.84	7.21	12.89				
MISCELLANEOUS									
TOTAL INCOME	9	9.38	9.84	7.21	12.89				
EXPENSE									
CLEANING	10	.81	.65	.56	.81	.82	.66	.56	.81
REPAIR-MAINT	10	.73	.83	.58	.99	.74	.83	.59	.99
UTILITIES	10	1.58	1.57	1.42	2.06	1.60	1.59	1.47	2.06
RDS/GRNDS/SEC	10	.42	.28	.16	.45	.43	.27	.18	.49
ADMINISTRATIVE	10	.54	.55	.33	.73	.55	.56	.33	.73
TOTAL OPER EXP	10	4.09	4.19	3.18	4.66	4.16	4.30	3.47	4.66
FIXED EXPENSES	8	1.54	1.15	1.00	1.67	1.58	1.16	1.04	1.67
TOTAL OPER+FIX	8	5.45	5.65	5.13	6.05	5.59	5.68	5.37	6.05
LEASING EXP	10	.73	.73	.13	1.14				
TOTAL PAYROLL	10	.84	.42	.26	.62				
TOTAL CONTRACT	10	1.42	1.48	1.26	1.76				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9062	10
AVG SQFT/RETAIL TENANT	983	3
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	84.7	10
AVG % RETAIL OCCUPANCY	68.4	4
AVG $ RATE YR-END RENT	19.51	9
RENTABLE/GROSS SQFT	.95	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.81	10
PAYROLL	.57	4
CONTRACT	.47	10
SUP/MAT/MISC	.04	4
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	.73	10
PAYROLL	.19	7
ELEVATOR	.16	10
HVAC	.20	10
ELECTRICAL	.05	10
STRUCT/ROOF	.10	7
PLUMBING	.02	10
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.13	10

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.58	10
ELECTRICAL	1.41	10
GAS	.21	5
FUEL OIL	.00	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	10
RDS/GNDS/SEC TOTAL	.42	10
RDS/GNDS TOTAL	.31	8
RDS/GNDS PAYRL	.42	4
RDS/GNDS CONTR	.05	7
RDS/GNDS OTHER	.01	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.22	7
SEC PAYROLL	.11	3
SEC CONTRACTS	.17	6
SEC OTHER	.03	9
ADMIN TOTAL	.54	10
PAYROLL	.18	8
MGMT FEES	.30	10
PROF FEES	.03	4
GEN OFC EXP	.01	9
OTHER ADM EXP	.05	9

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.54	8
REAL ESTATE TAX	1.36	8
BUILDING INS	.18	8
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.73	10
ADV/PROMOTION	.03	5
COMMISSIONS	.24	10
PROF FEES		
TENANT ALTS	.50	6
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.84	10
CLEANING	.57	4
REPAIR/MAINT	.19	7
RDS/GROUNDS	.42	4
SECURITY	.11	3
ADMINISTRATIVE	.18	8
TOTAL CONTRACTS	1.42	10
CLEANING	.47	10
REPAIR/MAINT	.51	10
RDS/GROUNDS	.06	7
SECURITY	.17	6
ADMINISTRATIVE	.32	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	842,024 SQ. FT.				822,510 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					8.39	10.11	6.35	12.45
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	8.18	9.66	6.34	11.95				
MISCELLANEOUS									
TOTAL INCOME	4	8.18	9.66	6.34	11.95				
EXPENSE									
CLEANING	5	.66	.59	.56	.76	.67	.60	.57	.76
REPAIR-MAINT	5	.68	.80	.45	.95	.68	.80	.46	.95
UTILITIES	5	1.53	1.47	1.25	2.11	1.56	1.52	1.27	2.13
RDS/GRNDS/SEC	5	.34	.33	.18	.48	.35	.34	.19	.48
ADMINISTRATIVE	5	.61	.59	.42	.91	.63	.59	.45	.92
TOTAL OPER EXP	5	3.83	4.06	3.14	4.80	3.92	4.08	3.30	4.85
FIXED EXPENSES	5	1.64	1.14	1.00	2.18	1.67	1.17	1.04	2.19
TOTAL OPER+FIX	5	5.47	5.63	4.74	6.18	5.59	5.69	4.99	6.18
LEASING EXP	5	.48	.73	.07	.93				
TOTAL PAYROLL	5	.48	.44	.38	.55				
TOTAL CONTRACT	5	1.54	1.69	1.26	1.85				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9554	5
AVG SQFT/RETAIL TENANT	983	3
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	81.3	5
AVG % RETAIL OCCUPANCY	70.5	3
AVG $ RATE YR-END RENT	20.55	4
RENTABLE/GROSS SQFT	.95	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.66	5
PAYROLL	.00	2
CONTRACT	.62	5
SUP/MAT/MISC	.04	4
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	.68	5
PAYROLL	.19	3
ELEVATOR	.13	5
HVAC	.15	5
ELECTRICAL	.05	5
STRUCT/ROOF	.07	3
PLUMBING	.02	5
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.16	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.53	5
ELECTRICAL	1.43	5
GAS		
FUEL OIL	.00	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	5
RDS/GNDS/SEC TOTAL	.34	5
RDS/GNDS TOTAL	.19	4
RDS/GNDS PAYRL	.32	2
RDS/GNDS CONTR	.03	4
RDS/GNDS OTHER	.01	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.21	4
SEC PAYROLL	.06	2
SEC CONTRACTS	.18	4
SEC OTHER	.02	4
ADMIN TOTAL	.61	5
PAYROLL	.21	5
MGMT FEES	.34	5
PROF FEES	.04	3
GEN OFC EXP	.01	4
OTHER ADM EXP	.04	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.64	5
REAL ESTATE TAX	1.45	5
BUILDING INS	.19	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.48	5
ADV/PROMOTION	.03	4
COMMISSIONS	.25	5
PROF FEES		
TENANT ALTS	.31	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.48	5
CLEANING	.00	2
REPAIR/MAINT	.19	3
RDS/GROUNDS	.32	2
SECURITY	.06	2
ADMINISTRATIVE	.21	5
TOTAL CONTRACTS	1.54	5
CLEANING	.62	5
REPAIR/MAINT	.41	5
RDS/GROUNDS	.03	4
SECURITY	.18	4
ADMINISTRATIVE	.36	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Norwalk, CT

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,052,917 SQ. FT.				1,052,917 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					25.96	26.28	24.20	27.94
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	25.96	26.28	24.20	27.94				
MISCELLANEOUS									
TOTAL INCOME	5	26.06	26.40	24.33	27.94				
EXPENSE									
CLEANING	5	1.24	1.16	1.11	1.30	1.24	1.16	1.11	1.30
REPAIR-MAINT	5	.78	.67	.63	.83	.78	.67	.63	.83
UTILITIES	5	1.94	1.75	1.69	2.35	1.94	1.75	1.69	2.35
RDS/GRNDS/SEC	5	.77	.84	.57	.96	.77	.84	.57	.96
ADMINISTRATIVE	5	.46	.30	.28	.75	.46	.30	.28	.75
TOTAL OPER EXP	5	5.19	4.95	4.84	5.63	5.19	4.95	4.84	5.63
FIXED EXPENSES	5	2.78	2.64	2.57	2.88	2.78	2.64	2.57	2.88
TOTAL OPER+FIX	5	7.97	7.80	7.40	8.50	7.97	7.80	7.40	8.50
LEASING EXP									
TOTAL PAYROLL	3	.88	.88						
TOTAL CONTRACT	3	1.83	1.76						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	22563	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	327	3
AVG % OFFICE OCCUPANCY	96.5	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	26.72	5
RENTABLE/GROSS SQFT	.93	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.13	3
PAYROLL	.16	3
CONTRACT	.83	3
SUP/MAT/MISC	.08	3
TRASH REMOVAL	.06	3
REPR/MAINT TOTAL	.65	3
PAYROLL	.27	3
ELEVATOR	.12	3
HVAC	.03	3
ELECTRICAL	.05	3
STRUCT/ROOF		
PLUMBING	.03	3
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.13	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.13	3
ELECTRICAL	1.94	3
GAS	.11	3
FUEL OIL	.06	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.02	3
RDS/GNDS/SEC TOTAL	.78	3
RDS/GNDS TOTAL	.41	3
RDS/GNDS PAYRL	.21	3
RDS/GNDS CONTR	.12	3
RDS/GNDS OTHER	.09	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.53	2
SEC PAYROLL		
SEC CONTRACTS	.51	2
SEC OTHER	.02	3
ADMIN TOTAL	.58	3
PAYROLL	.24	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.03	3
OTHER ADM EXP	.02	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.60	3
REAL ESTATE TAX	2.30	3
BUILDING INS	.29	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.88	3
CLEANING	.16	3
REPAIR/MAINT	.27	3
RDS/GROUNDS	.21	3
SECURITY		
ADMINISTRATIVE	.24	3
TOTAL CONTRACTS	1.83	3
CLEANING	.83	3
REPAIR/MAINT	.25	3
RDS/GROUNDS	.12	3
SECURITY	.51	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	649,799 SQ. FT.				649,799 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					26.17	26.93		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	26.17	26.93						
MISCELLANEOUS									
TOTAL INCOME	3	26.17	26.93						
EXPENSE									
CLEANING	3	1.13	1.15			1.13	1.15		
REPAIR-MAINT	3	.65	.66			.65	.66		
UTILITIES	3	2.13	1.76			2.13	1.76		
RDS/GRNDS/SEC	3	.78	.94			.78	.94		
ADMINISTRATIVE	3	.58	.31			.58	.31		
TOTAL OPER EXP	3	5.26	4.84			5.26	4.84		
FIXED EXPENSES	3	2.60	2.61			2.60	2.61		
TOTAL OPER+FIX	3	7.86	7.44			7.86	7.44		
LEASING EXP									
TOTAL PAYROLL	3	.88	.88						
TOTAL CONTRACT	3	1.83	1.76						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	21660	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	327	3
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	27.24	3
RENTABLE/GROSS SQFT	.93	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.13	3
PAYROLL	.16	3
CONTRACT	.83	3
SUP/MAT/MISC	.08	3
TRASH REMOVAL	.06	3
REPR/MAINT TOTAL	.65	3
PAYROLL	.27	3
ELEVATOR	.12	3
HVAC	.03	3
ELECTRICAL	.05	3
STRUCT/ROOF		
PLUMBING	.03	3
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.13	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.13	3
ELECTRICAL	1.94	3
GAS	.11	3
FUEL OIL	.06	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.02	3
RDS/GNDS/SEC TOTAL	.78	3
RDS/GNDS TOTAL	.41	3
RDS/GNDS PAYRL	.21	3
RDS/GNDS CONTR	.12	3
RDS/GNDS OTHER	.09	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.53	2
SEC PAYROLL		
SEC CONTRACTS	.51	2
SEC OTHER	.02	3
ADMIN TOTAL	.58	3
PAYROLL	.24	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.03	3
OTHER ADM EXP	.02	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.60	3
REAL ESTATE TAX	2.30	3
BUILDING INS	.29	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.88	3
CLEANING	.16	3
REPAIR/MAINT	.27	3
RDS/GROUNDS	.21	3
SECURITY		
ADMINISTRATIVE	.24	3
TOTAL CONTRACTS	1.83	3
CLEANING	.83	3
REPAIR/MAINT	.25	3
RDS/GROUNDS	.12	3
SECURITY	.51	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Oakland, CA

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	2,536,196 SQ. FT.				2,496,341 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					20.05	18.33	15.53	20.76
RETAIL AREA	6	21.95	23.27	20.80	31.33				
OTHER AREA									
TOTAL RENT	8	20.16	18.22	15.83	20.92				
MISCELLANEOUS	5	1.05	.82	.36	1.19				
TOTAL INCOME	8	20.61	18.22	16.66	20.92				
EXPENSE									
CLEANING	8	.92	.71	.64	.99	.93	.72	.65	1.05
REPAIR-MAINT	8	.95	.81	.63	1.04	.96	.83	.66	1.04
UTILITIES	8	1.65	1.66	1.52	1.69	1.67	1.66	1.52	1.71
RDS/GRNDS/SEC	8	.40	.39	.31	.42	.41	.40	.32	.46
ADMINISTRATIVE	8	1.08	1.02	.72	1.28	1.09	1.19	.74	1.32
TOTAL OPER EXP	8	5.01	4.45	3.79	5.45	5.09	4.64	4.17	5.48
FIXED EXPENSES	8	2.20	2.18	1.55	2.42	2.23	2.21	1.72	2.45
TOTAL OPER+FIX	8	7.21	6.76	5.34	7.80	7.33	6.92	5.93	7.85
LEASING EXP	6	1.61	1.34	.61	5.02				
TOTAL PAYROLL	6	1.17	.97	.30	1.63				
TOTAL CONTRACT	7	2.02	1.99	1.33	2.37				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11742	8
AVG SQFT/RETAIL TENANT	1524	7
AVG SQFT/OFFICE WORKER	231	8
AVG % OFFICE OCCUPANCY	84.2	8
AVG % RETAIL OCCUPANCY	84.4	7
AVG $ RATE YR-END RENT	23.71	8
RENTABLE/GROSS SQFT	1.00	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.96	7
PAYROLL		
CONTRACT	.80	7
SUP/MAT/MISC	.05	4
TRASH REMOVAL	.05	5
REPR/MAINT TOTAL	.96	7
PAYROLL	.50	6
ELEVATOR	.28	7
HVAC	.10	7
ELECTRICAL	.04	7
STRUCT/ROOF	.06	4
PLUMBING	.01	7
FIRE/LIFE SFTY	.03	6
OTHER MAINT/SUP	.03	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.64	7
ELECTRICAL	1.53	7
GAS	.08	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	7
RDS/GNDS/SEC TOTAL	.43	7
RDS/GNDS TOTAL	.07	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.36	7
SEC PAYROLL		
SEC CONTRACTS	.40	6
SEC OTHER	.00	2
ADMIN TOTAL	1.09	7
PAYROLL	.27	5
MGMT FEES	.52	7
PROF FEES	.09	7
GEN OFC EXP	.15	6
OTHER ADM EXP	.10	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.17	7
REAL ESTATE TAX	1.80	7
BUILDING INS	.35	7
PERS PROP TAX	.03	3
OTHER TAX	.01	3
LEASING EXPENSES	1.69	5
ADV/PROMOTION	.12	4
COMMISSIONS	.31	5
PROF FEES	.06	3
TENANT ALTS	2.09	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.17	6
CLEANING		
REPAIR/MAINT	.50	6
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.27	5
TOTAL CONTRACTS	2.02	7
CLEANING	.80	7
REPAIR/MAINT	.48	7
RDS/GROUNDS	.07	4
SECURITY	.40	6
ADMINISTRATIVE	.60	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	2,017,525 SQ. FT.				2,001,499 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					21.66	20.76	19.45	23.41
RETAIL AREA	3	21.08	26.01						
OTHER AREA									
TOTAL RENT	4	21.79	20.92	19.56	23.56				
MISCELLANEOUS									
TOTAL INCOME	4	22.14	20.92	19.56	24.16				
EXPENSE									
CLEANING	4	1.00	.99	.88	1.27	1.01	.99	.89	1.25
REPAIR-MAINT	4	.98	.91	.77	1.17	.99	.91	.78	1.16
UTILITIES	4	1.67	1.62	1.52	1.83	1.68	1.64	1.52	1.85
RDS/GRNDS/SEC	4	.41	.37	.31	.51	.41	.37	.32	.51
ADMINISTRATIVE	4	1.07	1.10	.73	1.34	1.07	1.11	.74	1.34
TOTAL OPER EXP	4	5.14	5.06	4.11	6.03	5.18	5.11	4.17	6.05
FIXED EXPENSES	4	2.29	2.42	1.95	2.58	2.31	2.45	1.98	2.59
TOTAL OPER+FIX	4	7.43	7.48	6.06	8.61	7.49	7.56	6.15	8.64
LEASING EXP	3	1.29	1.34						
TOTAL PAYROLL	3	1.26	1.13						
TOTAL CONTRACT	3	2.00	1.81						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14510	4
AVG SQFT/RETAIL TENANT	1267	4
AVG SQFT/OFFICE WORKER	218	4
AVG % OFFICE OCCUPANCY	85.5	4
AVG % RETAIL OCCUPANCY	72.3	4
AVG $ RATE YR-END RENT	24.98	4
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.11	3
PAYROLL		
CONTRACT	.61	3
SUP/MAT/MISC	.06	2
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	1.03	3
PAYROLL	.49	3
ELEVATOR	.33	3
HVAC	.10	3
ELECTRICAL	.05	3
STRUCT/ROOF		
PLUMBING	.01	3
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.03	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.67	3
ELECTRICAL	1.56	3
GAS	.06	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	3
RDS/GNDS/SEC TOTAL	.46	3
RDS/GNDS TOTAL	.05	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.42	3
SEC PAYROLL		
SEC CONTRACTS	.48	2
SEC OTHER	.00	2
ADMIN TOTAL	1.08	3
PAYROLL	.25	3
MGMT FEES	.48	3
PROF FEES	.07	3
GEN OFC EXP	.15	3
OTHER ADM EXP	.13	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.28	3
REAL ESTATE TAX	1.86	3
BUILDING INS	.40	3
PERS PROP TAX	.03	3
OTHER TAX		
LEASING EXPENSES	1.27	2
ADV/PROMOTION		
COMMISSIONS	.10	2
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.26	3
CLEANING		
REPAIR/MAINT	.49	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.25	3
TOTAL CONTRACTS	2.00	3
CLEANING	.61	3
REPAIR/MAINT	.51	3
RDS/GROUNDS	.06	2
SECURITY	.46	2
ADMINISTRATIVE	.55	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Oakland, CA

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	871,346 SQ. FT.				863,491 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					10.44	12.12	10.18	14.84
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	10.54	12.40	10.19	14.84				
MISCELLANEOUS	4	.20	.21	.09	.43				
TOTAL INCOME	6	10.69	12.43	10.19	15.39				
EXPENSE									
CLEANING	9	.75	.75	.65	.87	.76	.78	.68	.87
REPAIR-MAINT	9	.79	.58	.46	.91	.80	.58	.50	.91
UTILITIES	9	1.86	1.74	1.55	1.89	1.87	1.75	1.62	1.89
RDS/GRNDS/SEC	6	.43	.28	.11	.46	.43	.28	.13	.46
ADMINISTRATIVE	7	.64	.66	.56	.70	.64	.66	.61	.70
TOTAL OPER EXP	9	4.38	4.21	3.32	4.84	4.42	4.21	3.63	4.84
FIXED EXPENSES	7	1.76	1.74	1.32	2.07	1.78	1.90	1.32	2.15
TOTAL OPER+FIX	7	6.30	5.60	5.14	6.73	6.37	5.91	5.46	6.73
LEASING EXP	4	.36	.25	.06	1.09				
TOTAL PAYROLL									
TOTAL CONTRACT	8	1.91	1.79	1.25	2.18				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6078	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	290	5
AVG % OFFICE OCCUPANCY	84.8	9
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.46	7
RENTABLE/GROSS SQFT	.96	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.79	8
PAYROLL		
CONTRACT	.68	6
SUP/MAT/MISC	.05	4
TRASH REMOVAL	.08	5
REPR/MAINT TOTAL	.86	8
PAYROLL		
ELEVATOR	.11	7
HVAC	.46	8
ELECTRICAL	.08	6
STRUCT/ROOF	.02	4
PLUMBING	.03	6
FIRE/LIFE SFTY	.03	5
OTHER MAINT/SUP	.21	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.85	8
ELECTRICAL	1.67	7
GAS	.21	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	7
RDS/GNDS/SEC TOTAL	.34	5
RDS/GNDS TOTAL	.12	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	3
RDS/GNDS OTHER	.07	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.30	3
SEC PAYROLL		
SEC CONTRACTS	.28	3
SEC OTHER	.03	3
ADMIN TOTAL	.80	6
PAYROLL		
MGMT FEES	.48	5
PROF FEES	.02	3
GEN OFC EXP	.09	5
OTHER ADM EXP	.06	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.59	6
REAL ESTATE TAX	1.39	6
BUILDING INS	.21	5
PERS PROP TAX	.00	2
OTHER TAX		
LEASING EXPENSES	.74	3
ADV/PROMOTION	.02	2
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.91	8
CLEANING	.68	6
REPAIR/MAINT	.69	8
RDS/GROUNDS	.10	3
SECURITY	.28	3
ADMINISTRATIVE	.49	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	185,704 SQ. FT.				185,704 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					13.34	14.84		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	13.35	14.84						
MISCELLANEOUS	2	.43	.43						
TOTAL INCOME	3	13.59	15.39						
EXPENSE									
CLEANING	3	.80	.92			.80	.92		
REPAIR-MAINT	3	.93	.72			.93	.72		
UTILITIES	3	1.54	1.58			1.54	1.58		
RDS/GRNDS/SEC	2	.13	.15			.13	.15		
ADMINISTRATIVE	3	.64	.67			.64	.67		
TOTAL OPER EXP	3	4.21	4.60			4.21	4.60		
FIXED EXPENSES	3	1.74	1.90			1.74	1.90		
TOTAL OPER+FIX	3	5.95	5.60			5.95	5.60		
LEASING EXP	2	.67	.89						
TOTAL PAYROLL									
TOTAL CONTRACT	3	1.87	1.81						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6079	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	519	2
AVG % OFFICE OCCUPANCY	88.4	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.10	3
RENTABLE/GROSS SQFT	.97	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.80	3
PAYROLL		
CONTRACT	.66	3
SUP/MAT/MISC	.06	2
TRASH REMOVAL	.09	3
REPR/MAINT TOTAL	.93	3
PAYROLL		
ELEVATOR	.07	2
HVAC	.41	3
ELECTRICAL	.13	3
STRUCT/ROOF	.02	3
PLUMBING	.02	3
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.27	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.54	3
ELECTRICAL	1.40	3
GAS	.10	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	3
RDS/GNDS/SEC TOTAL	.13	2
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER	.02	2
ADMIN TOTAL	.64	3
PAYROLL		
MGMT FEES	.48	3
PROF FEES		
GEN OFC EXP	.01	2
OTHER ADM EXP	.10	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.74	3
REAL ESTATE TAX	1.49	3
BUILDING INS	.25	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.87	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.87	3
CLEANING	.66	3
REPAIR/MAINT	.66	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.46	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Oklahoma City, OK

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,117,043 SQ. FT.				1,062,931 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					7.43	7.14	5.83	9.26
RETAIL AREA	3	5.42	5.52						
OTHER AREA									
TOTAL RENT	4	7.36	7.14	5.89	9.16				
MISCELLANEOUS	3	.82	.09						
TOTAL INCOME	4	8.01	7.83	5.94	9.83				
EXPENSE									
CLEANING	4	.56	.53	.49	.59	.57	.54	.50	.60
REPAIR-MAINT	4	1.07	.93	.72	1.15	1.08	.95	.72	1.16
UTILITIES	4	1.78	1.69	1.28	2.04	1.79	1.69	1.29	2.04
RDS/GRNDS/SEC	4	.13	.12	.07	.16	.13	.12	.07	.16
ADMINISTRATIVE	4	.39	.37	.32	.51	.41	.39	.34	.51
TOTAL OPER EXP	4	3.87	3.60	2.91	4.33	4.07	3.64	2.93	4.59
FIXED EXPENSES	4	.72	.66	.53	.80	.75	.67	.54	.85
TOTAL OPER+FIX	4	4.56	4.26	3.38	5.13	4.79	4.31	3.40	5.44
LEASING EXP	4	.22	.19	.14	.32				
TOTAL PAYROLL	3	.60	.68						
TOTAL CONTRACT	4	1.35	1.12	1.01	1.47				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6254	4
AVG SQFT/RETAIL TENANT	326	3
AVG SQFT/OFFICE WORKER	329	4
AVG % OFFICE OCCUPANCY	80.6	4
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	9.19	4
RENTABLE/GROSS SQFT	.85	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.56	4
PAYROLL		
CONTRACT	.50	4
SUP/MAT/MISC	.03	2
TRASH REMOVAL	.05	4
REPR/MAINT TOTAL	1.07	4
PAYROLL	.44	3
ELEVATOR	.24	4
HVAC	.10	4
ELECTRICAL	.05	4
STRUCT/ROOF	.07	3
PLUMBING	.04	4
FIRE/LIFE SFTY	.04	3
OTHER MAINT/SUP	.15	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.78	4
ELECTRICAL	1.25	4
GAS	.16	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	4
RDS/GNDS/SEC TOTAL	.13	4
RDS/GNDS TOTAL	.05	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	3
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.11	3
SEC PAYROLL		
SEC CONTRACTS	.11	3
SEC OTHER		
ADMIN TOTAL	.39	4
PAYROLL	.32	2
MGMT FEES	.26	3
PROF FEES	.02	3
GEN OFC EXP	.02	4
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.72	4
REAL ESTATE TAX	.54	4
BUILDING INS	.16	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.22	4
ADV/PROMOTION	.01	4
COMMISSIONS	.09	4
PROF FEES	.01	3
TENANT ALTS	.12	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.60	3
CLEANING		
REPAIR/MAINT	.44	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.32	2
TOTAL CONTRACTS	1.35	4
CLEANING	.50	4
REPAIR/MAINT	.51	4
RDS/GROUNDS	.05	3
SECURITY	.11	3
ADMINISTRATIVE	.21	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	20 BLDS	1,711,240 SQ. FT.				1,677,100 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	19					5.79	6.32	4.96	8.81
RETAIL AREA	3	5.44	3.55						
OTHER AREA									
TOTAL RENT	19	5.99	7.05	5.02	9.10				
MISCELLANEOUS	14	.37	.09	.02	.25				
TOTAL INCOME	19	6.23	7.14	5.02	9.11				
EXPENSE									
CLEANING	20	.49	.51	.47	.73	.49	.52	.47	.73
REPAIR-MAINT	20	.78	.73	.51	.95	.80	.73	.51	.95
UTILITIES	20	1.36	1.31	1.18	1.55	1.37	1.31	1.18	1.55
RDS/GRNDS/SEC	20	.30	.18	.16	.38	.31	.20	.16	.38
ADMINISTRATIVE	20	.60	.38	.32	.82	.61	.41	.32	.82
TOTAL OPER EXP	20	3.56	3.61	3.06	3.91	3.64	3.61	3.09	3.91
FIXED EXPENSES	20	.59	.55	.46	.62	.61	.55	.48	.62
TOTAL OPER+FIX	20	4.16	4.13	3.59	4.35	4.24	4.13	3.62	4.35
LEASING EXP	19	1.21	1.42	.20	2.39				
TOTAL PAYROLL	14	.70	.82	.51	1.08				
TOTAL CONTRACT	20	1.29	1.20	1.12	1.48				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3744	13
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	187	10
AVG % OFFICE OCCUPANCY	78.9	20
AVG % RETAIL OCCUPANCY	76.0	3
AVG $ RATE YR-END RENT	9.50	20
RENTABLE/GROSS SQFT	.95	11

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.51	19
PAYROLL	.32	4
CONTRACT	.39	19
SUP/MAT/MISC	.05	20
TRASH REMOVAL	.03	20
REPR/MAINT TOTAL	.78	20
PAYROLL	.34	14
ELEVATOR	.12	16
HVAC	.16	20
ELECTRICAL	.04	19
STRUCT/ROOF	.04	17
PLUMBING	.01	20
FIRE/LIFE SFTY	.02	9
OTHER MAINT/SUP	.20	20

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.36	20
ELECTRICAL	1.22	20
GAS	.10	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	20
RDS/GNDS/SEC TOTAL	.30	20
RDS/GNDS TOTAL	.17	19
RDS/GNDS PAYRL	.06	4
RDS/GNDS CONTR	.15	16
RDS/GNDS OTHER	.04	14

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.16	20
SEC PAYROLL	.07	3
SEC CONTRACTS	.17	17
SEC OTHER	.00	2
ADMIN TOTAL	.60	20
PAYROLL	.34	10
MGMT FEES	.31	18
PROF FEES	.06	16
GEN OFC EXP	.06	20
OTHER ADM EXP	.05	14

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.59	20
REAL ESTATE TAX	.47	20
BUILDING INS	.12	20
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.21	19
ADV/PROMOTION	.04	14
COMMISSIONS	.34	17
PROF FEES	.02	6
TENANT ALTS	1.13	17
BUY-OUTS		
OTHER LEASING	.03	11

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.70	14
CLEANING	.32	4
REPAIR/MAINT	.34	14
RDS/GROUNDS	.06	4
SECURITY	.07	3
ADMINISTRATIVE	.34	10
TOTAL CONTRACTS	1.29	20
CLEANING	.39	19
REPAIR/MAINT	.36	20
RDS/GROUNDS	.15	16
SECURITY	.17	17
ADMINISTRATIVE	.31	20

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Oklahoma City, OK

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	90,840 SQ. FT.				90,240 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					5.62	5.49		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	6.28	6.32						
MISCELLANEOUS	3	.05	.03						
TOTAL INCOME	3	6.34	6.35						
EXPENSE									
CLEANING	3	.66	.63			.66	.63		
REPAIR-MAINT	3	.96	.88			.96	.88		
UTILITIES	3	1.27	1.25			1.27	1.25		
RDS/GRNDS/SEC	3	.21	.18			.21	.18		
ADMINISTRATIVE	3	.31	.32			.31	.32		
TOTAL OPER EXP	3	3.41	3.42			3.41	3.42		
FIXED EXPENSES	3	.55	.54			.55	.54		
TOTAL OPER+FIX	3	3.96	4.00			3.96	4.00		
LEASING EXP	3	2.39	2.45						
TOTAL PAYROLL	2	1.06	1.06						
TOTAL CONTRACT	3	.99	.65						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1031	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	175	3
AVG % OFFICE OCCUPANCY	76.1	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	7.10	3
RENTABLE/GROSS SQFT	.98	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.66	3
PAYROLL	.51	2
CONTRACT	.27	3
SUP/MAT/MISC	.09	3
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	.96	3
PAYROLL	.42	2
ELEVATOR		
HVAC	.06	3
ELECTRICAL	.04	3
STRUCT/ROOF	.11	3
PLUMBING	.00	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.41	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.27	3
ELECTRICAL	1.23	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	3
RDS/GNDS/SEC TOTAL	.21	3
RDS/GNDS TOTAL	.10	3
RDS/GNDS PAYRL	.05	2
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.11	3
SEC PAYROLL	.10	2
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.31	3
PAYROLL		
MGMT FEES	.26	3
PROF FEES		
GEN OFC EXP	.02	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.55	3
REAL ESTATE TAX	.36	3
BUILDING INS	.18	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	2.39	3
ADV/PROMOTION	.21	2
COMMISSIONS	1.07	2
PROF FEES		
TENANT ALTS	1.66	3
BUY-OUTS		
OTHER LEASING	.05	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.06	2
CLEANING	.51	2
REPAIR/MAINT	.42	2
RDS/GROUNDS	.05	2
SECURITY	.10	2
ADMINISTRATIVE		
TOTAL CONTRACTS	.99	3
CLEANING	.27	3
REPAIR/MAINT	.34	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.26	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	355,130 SQ. FT.				343,005 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					8.72	8.88	7.91	9.92
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	8.66	8.88	7.93	9.54				
MISCELLANEOUS	3	.04	.03						
TOTAL INCOME	5	8.69	8.91	7.94	9.59				
EXPENSE									
CLEANING	5	.62	.73	.48	.76	.64	.73	.48	.85
REPAIR-MAINT	5	.66	.51	.47	1.01	.71	.51	.47	1.16
UTILITIES	5	1.48	1.55	1.13	1.94	1.52	1.55	1.13	2.13
RDS/GRNDS/SEC	5	.24	.18	.15	.40	.25	.22	.15	.40
ADMINISTRATIVE	5	.75	.79	.42	.96	.77	.79	.47	.96
TOTAL OPER EXP	5	3.79	3.73	3.31	4.47	3.93	3.73	3.31	5.06
FIXED EXPENSES	5	.56	.51	.45	.66	.56	.51	.45	.77
TOTAL OPER+FIX	5	4.35	4.35	3.81	5.06	4.50	4.35	3.81	5.75
LEASING EXP	4	.66	.41	.12	1.15				
TOTAL PAYROLL	4	.66	.67	.37	1.00				
TOTAL CONTRACT	5	1.32	1.23	1.12	1.61				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5542	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	210	3
AVG % OFFICE OCCUPANCY	84.0	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	8.37	5
RENTABLE/GROSS SQFT	.99	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.62	5
PAYROLL	.25	2
CONTRACT	.43	5
SUP/MAT/MISC	.07	5
TRASH REMOVAL	.03	5
REPR/MAINT TOTAL	.66	5
PAYROLL	.31	4
ELEVATOR	.09	3
HVAC	.19	5
ELECTRICAL	.03	5
STRUCT/ROOF	.02	4
PLUMBING	.02	5
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.11	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.48	5
ELECTRICAL	1.41	5
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	5
RDS/GNDS/SEC TOTAL	.24	5
RDS/GNDS TOTAL	.19	5
RDS/GNDS PAYRL	.06	2
RDS/GNDS CONTR	.18	4
RDS/GNDS OTHER	.04	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.05	5
SEC PAYROLL		
SEC CONTRACTS	.05	4
SEC OTHER		
ADMIN TOTAL	.75	5
PAYROLL	.34	2
MGMT FEES	.38	5
PROF FEES	.03	3
GEN OFC EXP	.10	5
OTHER ADM EXP	.10	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.56	5
REAL ESTATE TAX	.45	5
BUILDING INS	.11	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.68	4
ADV/PROMOTION	.10	3
COMMISSIONS	.22	4
PROF FEES		
TENANT ALTS	.52	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.66	4
CLEANING	.25	2
REPAIR/MAINT	.31	4
RDS/GROUNDS	.06	2
SECURITY		
ADMINISTRATIVE	.34	2
TOTAL CONTRACTS	1.32	5
CLEANING	.43	5
REPAIR/MAINT	.32	5
RDS/GROUNDS	.18	4
SECURITY	.06	4
ADMINISTRATIVE	.40	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Omaha, NE

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	2,388,154 SQ. FT.				2,311,918 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					14.13	10.47		
RETAIL AREA									
OTHER AREA	3	13.46	20.87						
TOTAL RENT	3	14.09	10.62						
MISCELLANEOUS	2	.11	.09						
TOTAL INCOME	3	14.12	10.63						
EXPENSE									
CLEANING	8	1.06	1.06	.63	1.14	1.06	1.06	.63	1.14
REPAIR-MAINT	8	2.09	1.50	.83	2.36	2.09	1.50	.83	2.36
UTILITIES	8	1.75	1.68	1.59	2.39	1.75	1.68	1.59	2.39
RDS/GRNDS/SEC	8	.74	.50	.22	.86	.76	.61	.23	.99
ADMINISTRATIVE	8	.49	.47	.44	.64	.50	.56	.46	.71
TOTAL OPER EXP	8	6.15	4.67	4.41	6.97	6.36	5.70	4.52	7.99
FIXED EXPENSES	8	1.30	1.21	.78	1.79	1.34	1.25	.84	1.99
TOTAL OPER+FIX	8	7.45	6.75	5.40	8.12	7.70	6.99	6.00	9.31
LEASING EXP	4	.35	.25	.04	.50				
TOTAL PAYROLL	8	2.09	2.30	.53	2.57				
TOTAL CONTRACT	8	1.46	1.17	.65	1.78				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	55040	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	265	8
AVG % OFFICE OCCUPANCY	97.6	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.94	4
RENTABLE/GROSS SQFT	.80	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.06	8
PAYROLL	.45	7
CONTRACT	.68	7
SUP/MAT/MISC	.01	8
TRASH REMOVAL	.04	8
REPR/MAINT TOTAL	2.09	8
PAYROLL	1.06	8
ELEVATOR	.14	8
HVAC	.16	7
ELECTRICAL	.13	7
STRUCT/ROOF	.04	5
PLUMBING	.10	7
FIRE/LIFE SFTY	.03	6
OTHER MAINT/SUP	.47	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.76	8
ELECTRICAL	1.39	8
GAS	.21	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	.52	2
COAL		
WATER/SEWER	.04	7
RDS/GNDS/SEC TOTAL	.74	8
RDS/GNDS TOTAL	.12	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	7
RDS/GNDS OTHER	.05	7

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.65	7
SEC PAYROLL	.55	5
SEC CONTRACTS	.43	2
SEC OTHER	.16	5
ADMIN TOTAL	.49	8
PAYROLL	.22	7
MGMT FEES	.49	2
PROF FEES	.01	2
GEN OFC EXP	.13	7
OTHER ADM EXP	.06	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.30	8
REAL ESTATE TAX	1.16	8
BUILDING INS	.14	8
PERS PROP TAX	.00	2
OTHER TAX	.00	2
LEASING EXPENSES	.35	4
ADV/PROMOTION	.01	2
COMMISSIONS	.10	3
PROF FEES		
TENANT ALTS	.35	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.09	8
CLEANING	.45	7
REPAIR/MAINT	1.06	8
RDS/GROUNDS		
SECURITY	.55	5
ADMINISTRATIVE	.22	7
TOTAL CONTRACTS	1.46	8
CLEANING	.68	7
REPAIR/MAINT	.57	8
RDS/GROUNDS	.02	7
SECURITY	.43	2
ADMINISTRATIVE	.50	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	14 BLDS	864,967 SQ. FT.				864,967 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	14					8.37	8.86	5.49	13.44
RETAIL AREA									
OTHER AREA									
TOTAL RENT	14	8.40	8.86	5.49	13.44				
MISCELLANEOUS	5	.94	.09	.00	.19				
TOTAL INCOME	14	9.09	8.91	5.68	15.67				
EXPENSE									
CLEANING	14	.68	.66	.59	.75	.68	.66	.59	.75
REPAIR-MAINT	14	.69	.51	.34	.73	.69	.51	.34	.73
UTILITIES	14	1.83	1.43	1.31	2.00	1.83	1.43	1.31	2.00
RDS/GRNDS/SEC	14	.25	.21	.13	.27	.25	.21	.13	.27
ADMINISTRATIVE	14	.44	.47	.37	.70	.44	.47	.37	.70
TOTAL OPER EXP	14	4.13	3.68	3.06	4.96	4.13	3.68	3.06	4.96
FIXED EXPENSES	14	1.35	1.63	1.33	1.85	1.35	1.63	1.33	1.85
TOTAL OPER+FIX	14	5.48	5.09	4.63	5.95	5.48	5.09	4.63	5.95
LEASING EXP	7	2.25	.95	.39	3.42				
TOTAL PAYROLL	6	.51	.64	.31	.87				
TOTAL CONTRACT	14	1.53	1.48	1.39	1.75				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6945	13
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	179	8
AVG % OFFICE OCCUPANCY	86.7	13
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.61	12
RENTABLE/GROSS SQFT	.94	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.68	14
PAYROLL		
CONTRACT	.56	14
SUP/MAT/MISC	.07	13
TRASH REMOVAL	.03	14
REPR/MAINT TOTAL	.69	14
PAYROLL	.36	6
ELEVATOR	.06	14
HVAC	.18	13
ELECTRICAL	.09	14
STRUCT/ROOF	.04	12
PLUMBING	.01	14
FIRE/LIFE SFTY	.01	7
OTHER MAINT/SUP	.06	13

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.83	14
ELECTRICAL	1.63	14
GAS	.17	12
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	.13	2
COAL		
WATER/SEWER	.05	13
RDS/GNDS/SEC TOTAL	.25	14
RDS/GNDS TOTAL	.15	14
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.14	14
RDS/GNDS OTHER	.02	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.11	13
SEC PAYROLL		
SEC CONTRACTS	.11	12
SEC OTHER		
ADMIN TOTAL	.44	14
PAYROLL	.75	2
MGMT FEES	.33	13
PROF FEES	.07	7
GEN OFC EXP	.02	6
OTHER ADM EXP	.01	11

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.36	14
REAL ESTATE TAX	1.22	14
BUILDING INS	.14	13
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	2.25	7
ADV/PROMOTION	.04	6
COMMISSIONS	.51	7
PROF FEES		
TENANT ALTS	1.70	7
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.51	6
CLEANING		
REPAIR/MAINT	.36	6
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.75	2
TOTAL CONTRACTS	1.53	14
CLEANING	.56	14
REPAIR/MAINT	.39	14
RDS/GROUNDS	.14	14
SECURITY	.11	12
ADMINISTRATIVE	.36	13

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Omaha, NE

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	110,819 SQ. FT.				110,819 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					8.53	8.47		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	8.53	8.47						
MISCELLANEOUS	2	.06	.09						
TOTAL INCOME	3	8.58	8.56						
EXPENSE									
CLEANING	3	.78	.75			.78	.75		
REPAIR-MAINT	3	.44	.39			.44	.39		
UTILITIES	3	1.43	1.42			1.43	1.42		
RDS/GRNDS/SEC	3	.56	.24			.56	.24		
ADMINISTRATIVE	3	1.01	.96			1.01	.96		
TOTAL OPER EXP	3	4.21	4.17			4.21	4.17		
FIXED EXPENSES	3	2.09	1.78			2.09	1.78		
TOTAL OPER+FIX	3	6.30	5.95			6.30	5.95		
LEASING EXP	2	.36	.39						
TOTAL PAYROLL	2	1.26	1.21						
TOTAL CONTRACT	3	1.68	1.56						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5991	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	259	2
AVG % OFFICE OCCUPANCY	97.3	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.42	2
RENTABLE/GROSS SQFT	.93	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.78	3
PAYROLL		
CONTRACT	.46	3
SUP/MAT/MISC	.12	2
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	.44	3
PAYROLL	.23	2
ELEVATOR	.04	3
HVAC	.16	2
ELECTRICAL	.04	3
STRUCT/ROOF	.05	3
PLUMBING	.01	3
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.01	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.43	3
ELECTRICAL	1.19	3
GAS	.12	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	3
RDS/GNDS/SEC TOTAL	.56	3
RDS/GNDS TOTAL	.18	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.18	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.38	3
SEC PAYROLL		
SEC CONTRACTS	.53	2
SEC OTHER		
ADMIN TOTAL	1.01	3
PAYROLL	.75	2
MGMT FEES	.64	2
PROF FEES	.12	2
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.09	3
REAL ESTATE TAX	1.74	3
BUILDING INS	.22	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.36	2
ADV/PROMOTION		
COMMISSIONS	.18	2
PROF FEES		
TENANT ALTS	.17	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.26	2
CLEANING		
REPAIR/MAINT	.23	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.75	2
TOTAL CONTRACTS	1.68	3
CLEANING	.46	3
REPAIR/MAINT	.25	3
RDS/GROUNDS	.18	3
SECURITY	.53	2
ADMINISTRATIVE	.76	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	435,288 SQ. FT.				435,288 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					8.42	7.59		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	8.43	7.64						
MISCELLANEOUS	3	1.37	.10						
TOTAL INCOME	3	9.80	7.64						
EXPENSE									
CLEANING	3	.68	.71			.68	.71		
REPAIR-MAINT	3	.87	.73			.87	.73		
UTILITIES	3	2.28	2.05			2.28	2.05		
RDS/GRNDS/SEC	3	.22	.20			.22	.20		
ADMINISTRATIVE	3	.29	.37			.29	.37		
TOTAL OPER EXP	3	4.84	5.03			4.84	5.03		
FIXED EXPENSES	3	1.02	1.33			1.02	1.33		
TOTAL OPER+FIX	3	5.86	5.46			5.86	5.46		
LEASING EXP	2	.96	.96						
TOTAL PAYROLL	3	.32	.31						
TOTAL CONTRACT	3	1.54	1.39						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6901	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	149	2
AVG % OFFICE OCCUPANCY	87.2	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.24	3
RENTABLE/GROSS SQFT	.92	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.68	3
PAYROLL		
CONTRACT	.59	3
SUP/MAT/MISC	.06	3
TRASH REMOVAL	.02	3
REPR/MAINT TOTAL	.87	3
PAYROLL	.32	3
ELEVATOR	.10	3
HVAC	.21	3
ELECTRICAL	.12	3
STRUCT/ROOF	.03	2
PLUMBING	.02	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.07	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.28	3
ELECTRICAL	2.09	3
GAS	.19	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	3
RDS/GNDS/SEC TOTAL	.22	3
RDS/GNDS TOTAL	.12	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.10	3
SEC PAYROLL		
SEC CONTRACTS	.10	3
SEC OTHER		
ADMIN TOTAL	.29	3
PAYROLL		
MGMT FEES	.24	3
PROF FEES		
GEN OFC EXP	.03	2
OTHER ADM EXP	.01	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.02	3
REAL ESTATE TAX	.91	3
BUILDING INS	.14	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.96	2
ADV/PROMOTION	.02	2
COMMISSIONS	.17	2
PROF FEES		
TENANT ALTS	.77	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.32	3
CLEANING		
REPAIR/MAINT	.32	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.54	3
CLEANING	.59	3
REPAIR/MAINT	.47	3
RDS/GROUNDS	.12	3
SECURITY	.10	3
ADMINISTRATIVE	.26	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Orange County, CA

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	23 BLDS	1,724,069 SQ. FT.				1,724,069 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	23					14.27	15.08	11.71	18.32
RETAIL AREA									
OTHER AREA									
TOTAL RENT	23	14.30	15.08	11.71	18.32				
MISCELLANEOUS	17	.36	.24	.02	.49				
TOTAL INCOME	23	14.56	15.28	11.82	18.44				
EXPENSE									
CLEANING	23	.66	.71	.62	.82	.66	.71	.62	.82
REPAIR-MAINT	23	.79	.62	.49	.99	.79	.62	.49	.99
UTILITIES	23	1.86	1.87	1.47	2.06	1.86	1.87	1.47	2.06
RDS/GRNDS/SEC	23	.38	.32	.10	.50	.38	.32	.10	.50
ADMINISTRATIVE	23	1.06	.85	.63	1.45	1.06	.85	.63	1.45
TOTAL OPER EXP	22	4.78	4.85	4.03	5.57	4.78	4.85	4.03	5.57
FIXED EXPENSES	23	1.62	1.65	1.31	1.71	1.62	1.65	1.31	1.71
TOTAL OPER+FIX	22	6.40	6.31	5.37	7.11	6.40	6.31	5.37	7.11
LEASING EXP	22	1.68	.80	.48	1.75				
TOTAL PAYROLL	14	.81	.70	.45	1.19				
TOTAL CONTRACT	23	1.71	1.56	1.21	2.01				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4517	23
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	224	22
AVG % OFFICE OCCUPANCY	85.4	23
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.06	22
RENTABLE/GROSS SQFT	.96	13

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.65	20
PAYROLL		
CONTRACT	.54	20
SUP/MAT/MISC	.07	20
TRASH REMOVAL	.04	15
REPR/MAINT TOTAL	.82	21
PAYROLL	.40	12
ELEVATOR	.09	20
HVAC	.14	21
ELECTRICAL	.03	21
STRUCT/ROOF	.05	18
PLUMBING	.02	21
FIRE/LIFE SFTY	.03	6
OTHER MAINT/SUP	.20	20

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.86	23
ELECTRICAL	1.76	21
GAS	.07	15
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	21
RDS/GNDS/SEC TOTAL	.38	23
RDS/GNDS TOTAL	.17	16
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	16
RDS/GNDS OTHER	.07	10

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.25	21
SEC PAYROLL		
SEC CONTRACTS	.24	21
SEC OTHER		
ADMIN TOTAL	1.06	23
PAYROLL	.44	13
MGMT FEES	.50	23
PROF FEES	.11	18
GEN OFC EXP	.18	12
OTHER ADM EXP	.02	15

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.62	23
REAL ESTATE TAX	1.24	23
BUILDING INS	.38	23
PERS PROP TAX	.00	7
OTHER TAX	.00	10
LEASING EXPENSES	1.68	22
ADV/PROMOTION	.03	18
COMMISSIONS	.40	19
PROF FEES	.02	7
TENANT ALTS	.84	18
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.81	14
CLEANING		
REPAIR/MAINT	.40	12
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.44	13
TOTAL CONTRACTS	1.71	23
CLEANING	.54	20
REPAIR/MAINT	.34	21
RDS/GROUNDS	.12	16
SECURITY	.24	21
ADMINISTRATIVE	.59	23

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	85,700 SQ. FT.				85,700 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					14.13	13.73		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	14.13	13.73						
MISCELLANEOUS									
TOTAL INCOME	3	14.27	13.73						
EXPENSE									
CLEANING	3	.70	.63			.70	.63		
REPAIR-MAINT	3	.56	.54			.56	.54		
UTILITIES	3	1.67	1.66			1.67	1.66		
RDS/GRNDS/SEC	3	.09	.12			.09	.12		
ADMINISTRATIVE	3	1.80	.79			1.80	.79		
TOTAL OPER EXP	3	4.82	4.61			4.82	4.61		
FIXED EXPENSES	3	1.30	1.26			1.30	1.26		
TOTAL OPER+FIX	3	6.12	5.42			6.12	5.42		
LEASING EXP	3	.46	.41						
TOTAL PAYROLL									
TOTAL CONTRACT	3	1.21	1.26						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1995	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	375	2
AVG % OFFICE OCCUPANCY	83.8	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	19.24	3
RENTABLE/GROSS SQFT	.86	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.79	2
PAYROLL		
CONTRACT	.63	2
SUP/MAT/MISC	.09	2
TRASH REMOVAL	.07	2
REPR/MAINT TOTAL	.88	2
PAYROLL		
ELEVATOR		
HVAC	.19	2
ELECTRICAL	.03	2
STRUCT/ROOF		
PLUMBING	.03	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.57	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.67	3
ELECTRICAL	1.41	2
GAS	.18	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	2
RDS/GNDS/SEC TOTAL	.09	3
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.03	2
SEC PAYROLL		
SEC CONTRACTS	.03	2
SEC OTHER		
ADMIN TOTAL	1.80	3
PAYROLL		
MGMT FEES	.70	3
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.07	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.30	3
REAL ESTATE TAX	1.16	3
BUILDING INS	.13	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.46	3
ADV/PROMOTION		
COMMISSIONS	.12	3
PROF FEES		
TENANT ALTS	.44	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.21	3
CLEANING	.63	2
REPAIR/MAINT	.31	2
RDS/GROUNDS		
SECURITY	.03	2
ADMINISTRATIVE	.72	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Orange County, CA

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	183,313 SQ. FT.				183,313 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					17.06	17.60		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	17.06	17.60						
MISCELLANEOUS	2	.02	.02						
TOTAL INCOME	3	17.07	17.60						
EXPENSE									
CLEANING	3	.77	.73			.77	.73		
REPAIR-MAINT	3	.79	.72			.79	.72		
UTILITIES	3	1.95	2.14			1.95	2.14		
RDS/GRNDS/SEC	3	.33	.32			.33	.32		
ADMINISTRATIVE	3	1.34	.99			1.34	.99		
TOTAL OPER EXP	2	5.84	5.85			5.84	5.85		
FIXED EXPENSES	3	1.24	1.59			1.24	1.59		
TOTAL OPER + FIX	2	6.89	6.93			6.89	6.93		
LEASING EXP	2	1.40	1.36						
TOTAL PAYROLL	3	.88	1.07						
TOTAL CONTRACT	3	1.20	1.19						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4365	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	294	3
AVG % OFFICE OCCUPANCY	88.1	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	20.34	3
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	.94	2
PAYROLL	.48	2
ELEVATOR	.08	2
HVAC	.15	2
ELECTRICAL	.02	2
STRUCT/ROOF		
PLUMBING	.03	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.18	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.95	3
ELECTRICAL	1.74	2
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	2
RDS/GNDS/SEC TOTAL	.33	3
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.04	2
SEC PAYROLL		
SEC CONTRACTS	.04	2
SEC OTHER		
ADMIN TOTAL	1.34	3
PAYROLL	.62	2
MGMT FEES	.72	3
PROF FEES	.01	2
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.24	3
REAL ESTATE TAX	.97	3
BUILDING INS	.27	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.40	2
ADV/PROMOTION	.03	2
COMMISSIONS	.50	2
PROF FEES		
TENANT ALTS	.79	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.88	3
CLEANING		
REPAIR/MAINT	.48	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.62	2
TOTAL CONTRACTS	1.20	3
CLEANING		
REPAIR/MAINT	.28	2
RDS/GROUNDS		
SECURITY	.04	2
ADMINISTRATIVE	.73	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	537,142 SQ. FT.				537,142 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					13.45	11.73		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	13.47	11.73						
MISCELLANEOUS	2	.34	.33						
TOTAL INCOME	3	13.67	11.73						
EXPENSE									
CLEANING	3	.70	.76			.70	.76		
REPAIR-MAINT	3	.50	.50			.50	.50		
UTILITIES	3	1.72	1.87			1.72	1.87		
RDS/GRNDS/SEC	3	.39	.47			.39	.47		
ADMINISTRATIVE	3	.96	.85			.96	.85		
TOTAL OPER EXP	3	4.26	4.29			4.26	4.29		
FIXED EXPENSES	3	1.61	1.73			1.61	1.73		
TOTAL OPER + FIX	3	5.87	5.64			5.87	5.64		
LEASING EXP	3	3.51	2.19						
TOTAL PAYROLL	3	.43	.51						
TOTAL CONTRACT	3	1.77	1.56						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7504	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	303	3
AVG % OFFICE OCCUPANCY	92.2	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.62	2
RENTABLE/GROSS SQFT	.96	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.70	3
PAYROLL		
CONTRACT	.56	3
SUP/MAT/MISC	.07	3
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	.50	3
PAYROLL	.17	3
ELEVATOR	.06	3
HVAC	.16	3
ELECTRICAL	.02	3
STRUCT/ROOF	.01	3
PLUMBING	.02	3
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.04	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.72	3
ELECTRICAL	1.61	3
GAS	.10	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	3
RDS/GNDS/SEC TOTAL	.39	3
RDS/GNDS TOTAL	.17	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.14	2
RDS/GNDS OTHER	.03	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.27	3
SEC PAYROLL		
SEC CONTRACTS	.26	3
SEC OTHER		
ADMIN TOTAL	.96	3
PAYROLL	.23	3
MGMT FEES	.44	3
PROF FEES	.12	3
GEN OFC EXP	.14	3
OTHER ADM EXP	.04	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.61	3
REAL ESTATE TAX	1.33	3
BUILDING INS	.27	3
PERS PROP TAX	.00	2
OTHER TAX	.01	2
LEASING EXPENSES	3.51	3
ADV/PROMOTION		
COMMISSIONS	.77	2
PROF FEES		
TENANT ALTS	1.79	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.43	3
CLEANING		
REPAIR/MAINT	.17	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.23	3
TOTAL CONTRACTS	1.77	3
CLEANING	.56	3
REPAIR/MAINT	.30	3
RDS/GROUNDS	.14	2
SECURITY	.26	3
ADMINISTRATIVE	.55	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Orlando, FL

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	1,735,019 SQ. FT.				1,676,421 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	8					12.11	11.97	9.59	13.84
RETAIL AREA	2	9.73	6.66						
OTHER AREA									
TOTAL RENT	8	12.03	11.96	9.36	13.84				
MISCELLANEOUS	5	.16	.19	.03	.31				
TOTAL INCOME	8	12.12	11.98	9.37	13.96				
EXPENSE									
CLEANING	8	.56	.68	.46	.73	.57	.68	.46	.73
REPAIR-MAINT	8	.71	.69	.65	.84	.73	.69	.65	.84
UTILITIES	8	1.36	1.35	1.20	1.60	1.36	1.35	1.20	1.60
RDS/GRNDS/SEC	8	.34	.35	.28	.41	.35	.36	.30	.41
ADMINISTRATIVE	8	.82	.82	.73	.97	.85	.84	.76	1.00
TOTAL OPER EXP	8	3.84	4.01	3.60	4.51	3.97	4.01	3.60	4.65
FIXED EXPENSES	8	1.70	1.59	1.46	1.71	1.75	1.60	1.55	1.76
TOTAL OPER+FIX	8	5.53	6.00	5.25	6.13	5.73	6.00	5.25	6.23
LEASING EXP	6	3.72	2.80	.65	7.07				
TOTAL PAYROLL	8	.65	.61	.52	.74				
TOTAL CONTRACT	8	1.39	1.46	1.36	1.67				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7253	8
AVG SQFT/RETAIL TENANT	2043	2
AVG SQFT/OFFICE WORKER	242	7
AVG % OFFICE OCCUPANCY	81.3	8
AVG % RETAIL OCCUPANCY	62.8	2
AVG $ RATE YR-END RENT	21.66	7
RENTABLE/GROSS SQFT	.82	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.56	8
PAYROLL		
CONTRACT	.46	8
SUP/MAT/MISC	.05	8
TRASH REMOVAL	.04	7
REPR/MAINT TOTAL	.71	8
PAYROLL	.33	8
ELEVATOR	.10	8
HVAC	.06	8
ELECTRICAL	.04	8
STRUCT/ROOF	.02	5
PLUMBING	.01	8
FIRE/LIFE SFTY	.02	6
OTHER MAINT/SUP	.13	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.36	8
ELECTRICAL	1.30	8
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	7
RDS/GNDS/SEC TOTAL	.34	8
RDS/GNDS TOTAL	.11	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.09	8
RDS/GNDS OTHER	.03	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.23	8
SEC PAYROLL		
SEC CONTRACTS	.20	8
SEC OTHER	.06	4
ADMIN TOTAL	.82	8
PAYROLL	.31	8
MGMT FEES	.33	8
PROF FEES	.08	5
GEN OFC EXP	.09	7
OTHER ADM EXP	.06	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.70	8
REAL ESTATE TAX	1.46	8
BUILDING INS	.15	8
PERS PROP TAX	.00	2
OTHER TAX	.19	4
LEASING EXPENSES	3.72	6
ADV/PROMOTION	.11	5
COMMISSIONS	.66	5
PROF FEES	.21	2
TENANT ALTS	3.17	5
BUY-OUTS	.11	2
OTHER LEASING	.32	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.65	8
CLEANING		
REPAIR/MAINT	.33	8
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.31	8
TOTAL CONTRACTS	1.39	8
CLEANING	.46	8
REPAIR/MAINT	.25	8
RDS/GROUNDS	.09	8
SECURITY	.20	8
ADMINISTRATIVE	.38	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,375,933 SQ. FT.				1,362,818 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	7					12.15	11.96	9.59	13.84
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	12.04	11.96	9.36	13.84				
MISCELLANEOUS	5	.16	.19	.03	.31				
TOTAL INCOME	7	12.16	11.96	9.37	13.96				
EXPENSE									
CLEANING	7	.64	.68	.59	.73	.64	.68	.59	.73
REPAIR-MAINT	7	.76	.73	.66	.84	.77	.73	.66	.84
UTILITIES	7	1.43	1.37	1.27	1.60	1.43	1.37	1.27	1.60
RDS/GRNDS/SEC	7	.36	.36	.33	.41	.37	.38	.33	.41
ADMINISTRATIVE	7	.84	.82	.76	.97	.85	.82	.76	1.00
TOTAL OPER EXP	7	4.10	4.09	3.77	4.51	4.14	4.09	3.77	4.65
FIXED EXPENSES	7	1.77	1.80	1.55	1.71	1.79	1.80	1.55	1.76
TOTAL OPER+FIX	7	5.87	6.11	5.59	6.13	5.93	6.11	5.59	6.23
LEASING EXP	6	3.72	2.80	.65	7.07				
TOTAL PAYROLL	7	.65	.58	.52	.74				
TOTAL CONTRACT	7	1.53	1.46	1.43	1.67				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6430	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	227	6
AVG % OFFICE OCCUPANCY	82.6	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	20.15	6
RENTABLE/GROSS SQFT	.93	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.64	7
PAYROLL		
CONTRACT	.53	7
SUP/MAT/MISC	.05	7
TRASH REMOVAL	.05	6
REPR/MAINT TOTAL	.76	7
PAYROLL	.34	7
ELEVATOR	.13	7
HVAC	.07	7
ELECTRICAL	.04	7
STRUCT/ROOF	.03	4
PLUMBING	.01	7
FIRE/LIFE SFTY	.02	5
OTHER MAINT/SUP	.14	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.43	7
ELECTRICAL	1.36	7
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	6
RDS/GNDS/SEC TOTAL	.36	7
RDS/GNDS TOTAL	.12	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	7
RDS/GNDS OTHER	.03	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.24	7
SEC PAYROLL		
SEC CONTRACTS	.20	7
SEC OTHER	.06	4
ADMIN TOTAL	.84	7
PAYROLL	.30	7
MGMT FEES	.35	7
PROF FEES	.10	4
GEN OFC EXP	.09	6
OTHER ADM EXP	.06	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.77	7
REAL ESTATE TAX	1.56	7
BUILDING INS	.11	7
PERS PROP TAX	.00	2
OTHER TAX	.19	4
LEASING EXPENSES	3.72	6
ADV/PROMOTION	.11	5
COMMISSIONS	.66	5
PROF FEES	.21	2
TENANT ALTS	3.17	5
BUY-OUTS	.11	2
OTHER LEASING	.32	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.65	7
CLEANING		
REPAIR/MAINT	.34	7
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.30	7
TOTAL CONTRACTS	1.53	7
CLEANING	.53	7
REPAIR/MAINT	.29	7
RDS/GROUNDS	.10	7
SECURITY	.20	7
ADMINISTRATIVE	.40	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Orlando, FL

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	387,389 SQ. FT.				387,389 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					13.03	12.84	12.60	14.06
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	13.03	12.84	12.60	14.06				
MISCELLANEOUS	5	.06	.03	.01	.11				
TOTAL INCOME	6	13.07	12.88	12.74	14.07				
EXPENSE									
CLEANING	8	.76	.66	.55	.72	.76	.66	.55	.72
REPAIR-MAINT	8	.56	.43	.31	.69	.56	.43	.31	.69
UTILITIES	6	1.38	1.39	1.03	1.64	1.38	1.39	1.03	1.64
RDS/GRNDS/SEC	8	.37	.35	.33	.37	.37	.35	.33	.37
ADMINISTRATIVE	8	.59	.52	.43	.75	.59	.52	.43	.75
TOTAL OPER EXP	5	4.06	4.39	2.92	4.70	4.06	4.39	2.92	4.70
FIXED EXPENSES	8	1.19	1.19	1.15	1.35	1.19	1.19	1.15	1.35
TOTAL OPER+FIX	5	5.41	5.62	4.14	6.11	5.41	5.62	4.14	6.11
LEASING EXP	3	.64	.42						
TOTAL PAYROLL	3	.17	.21						
TOTAL CONTRACT	7	1.45	1.39	1.34	1.76				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4645	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	236	6
AVG % OFFICE OCCUPANCY	83.0	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.97	8
RENTABLE/GROSS SQFT	.94	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.60	7
PAYROLL		
CONTRACT	.48	7
SUP/MAT/MISC	.07	6
TRASH REMOVAL	.06	7
REPR/MAINT TOTAL	.53	7
PAYROLL	.17	3
ELEVATOR	.03	4
HVAC	.16	7
ELECTRICAL	.05	6
STRUCT/ROOF	.03	3
PLUMBING	.02	4
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.18	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.24	8
ELECTRICAL	1.15	5
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	5
RDS/GNDS/SEC TOTAL	.37	7
RDS/GNDS TOTAL	.34	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.33	7
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.07	2
SEC PAYROLL		
SEC CONTRACTS	.07	2
SEC OTHER		
ADMIN TOTAL	.83	7
PAYROLL		
MGMT FEES	.33	7
PROF FEES	.07	2
GEN OFC EXP		
OTHER ADM EXP	.15	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.03	7
REAL ESTATE TAX	.82	7
BUILDING INS	.21	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.35	2
ADV/PROMOTION		
COMMISSIONS	.13	2
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.17	3
CLEANING		
REPAIR/MAINT	.17	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.45	7
CLEANING	.48	7
REPAIR/MAINT	.25	7
RDS/GROUNDS	.33	7
SECURITY	.07	2
ADMINISTRATIVE	.35	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	185,845 SQ. FT.				185,845 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					12.35	12.60		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	12.35	12.60						
MISCELLANEOUS	2	.11	.10						
TOTAL INCOME	3	12.42	12.78						
EXPENSE									
CLEANING	3	.62	.65			.62	.65		
REPAIR-MAINT	3	.54	.31			.54	.31		
UTILITIES	3	1.15	1.03			1.15	1.03		
RDS/GRNDS/SEC	3	.39	.35			.39	.35		
ADMINISTRATIVE	3	.42	.41			.42	.41		
TOTAL OPER EXP	2	3.67	3.64			3.67	3.64		
FIXED EXPENSES	3	.93	1.11			.93	1.11		
TOTAL OPER+FIX	2	4.85	4.83			4.85	4.83		
LEASING EXP									
TOTAL PAYROLL	2	.17	.17						
TOTAL CONTRACT	3	1.43	1.43						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3533	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	223	2
AVG % OFFICE OCCUPANCY	79.8	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.21	3
RENTABLE/GROSS SQFT	.92	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.62	3
PAYROLL		
CONTRACT	.51	3
SUP/MAT/MISC	.07	2
TRASH REMOVAL	.06	3
REPR/MAINT TOTAL	.54	3
PAYROLL	.17	2
ELEVATOR	.03	3
HVAC	.17	3
ELECTRICAL	.01	2
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.20	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.15	3
ELECTRICAL	1.06	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	3
RDS/GNDS/SEC TOTAL	.39	3
RDS/GNDS TOTAL	.34	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.34	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.07	2
SEC PAYROLL		
SEC CONTRACTS	.07	2
SEC OTHER		
ADMIN TOTAL	.42	3
PAYROLL		
MGMT FEES	.29	3
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.20	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.93	3
REAL ESTATE TAX	.73	3
BUILDING INS	.20	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.17	2
CLEANING		
REPAIR/MAINT	.17	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.43	3
CLEANING	.51	3
REPAIR/MAINT	.23	3
RDS/GROUNDS	.34	3
SECURITY	.07	2
ADMINISTRATIVE	.29	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Peoria, IL

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	433,678 SQ. FT.				399,692 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					5.59	5.73		
RETAIL AREA	2	7.99	8.06						
OTHER AREA									
TOTAL RENT	3	5.84	6.42						
MISCELLANEOUS	2	.95	2.21						
TOTAL INCOME	3	6.28	7.61						
EXPENSE									
CLEANING	4	.85	.75	.68	.99	.86	.75	.69	.99
REPAIR-MAINT	4	1.08	.83	.62	1.21	1.12	.83	.62	1.28
UTILITIES	4	1.45	1.54	1.05	1.96	1.50	1.55	1.09	1.97
RDS/GRNDS/SEC	3	.27	.26			.30	.30		
ADMINISTRATIVE	3	.65	.86			.71	.86		
TOTAL OPER EXP	4	3.95	4.15	3.91	4.29	4.29	4.29	4.18	4.45
FIXED EXPENSES	4	.93	.94	.82	1.46	1.01	1.00	.91	1.46
TOTAL OPER+FIX	4	4.74	4.99	4.52	5.75	5.15	5.22	5.02	5.75
LEASING EXP	2	.68	.77						
TOTAL PAYROLL	3	.95	1.17						
TOTAL CONTRACT	3	1.35	1.40						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3514	4
AVG SQFT/RETAIL TENANT	2303	2
AVG SQFT/OFFICE WORKER	345	4
AVG % OFFICE OCCUPANCY	94.9	4
AVG % RETAIL OCCUPANCY	97.4	2
AVG $ RATE YR-END RENT	8.14	4
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.87	3	**UTILITIES TOTAL**	1.38	3	SECURITY TOTAL	.29	2	**FIXED EXP TOTAL**	.83	3	**TOTAL PAYROLL**	.96	3
PAYROLL			ELECTRICAL	1.06	3	SEC PAYROLL			REAL ESTATE TAX	.63	3	CLEANING		
CONTRACT	.56	3	GAS	.22	2	SEC CONTRACTS	.29	2	BUILDING INS	.08	2	REPAIR/MAINT	.58	2
SUP/MAT/MISC	.10	2	FUEL OIL			SEC OTHER	.01	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	3	PURCH STEAM			**ADMIN TOTAL**	.80	2	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.13	3	PURCH CH WTR			PAYROLL	.51	2	**LEASING EXPENSES**	.66	2	ADMINISTRATIVE	.51	2
PAYROLL	.58	2	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	1.35	3
ELEVATOR	.19	3	WATER/SEWER	.11	3	PROF FEES			COMMISSIONS			CLEANING	.56	3
HVAC	.08	3	**RDS/GNDS/SEC**	.27	3	GEN OFC EXP	.03	2	PROF FEES			REPAIR/MAINT	.52	3
ELECTRICAL	.07	3	**TOTAL**			OTHER ADM EXP	.06	2	TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF	.10	3	RDS/GNDS TOTAL						BUY-OUTS			SECURITY	.29	2
PLUMBING	.06	3	RDS/GNDS PAYRL						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY	.01	2	RDS/GNDS CONTR											
OTHER MAINT/SUP	.06	2	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Philadelphia, PA

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	30 BLDS	10,714,527 SQ. FT.				10,236,242 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	28					16.43	15.37	13.30	19.28
RETAIL AREA	19	18.18	15.84	12.05	35.00				
OTHER AREA	6	4.29	9.39	3.38	27.49				
TOTAL RENT	28	16.27	15.17	13.52	18.90				
MISCELLANEOUS	18	.78	.29	.08	.62				
TOTAL INCOME	28	16.82	16.37	13.55	19.38				
EXPENSE									
CLEANING	30	1.37	1.42	1.26	1.72	1.41	1.52	1.28	1.77
REPAIR-MAINT	30	1.38	1.17	.79	1.80	1.41	1.21	.80	1.81
UTILITIES	30	2.20	2.19	1.88	2.73	2.20	2.26	1.88	2.80
RDS/GRNDS/SEC	30	.35	.29	.19	.44	.37	.30	.20	.46
ADMINISTRATIVE	30	.57	.60	.37	.91	.60	.60	.41	.97
TOTAL OPER EXP	30	5.86	5.90	5.08	7.28	6.15	5.99	5.42	7.69
FIXED EXPENSES	30	2.18	1.75	1.08	2.55	2.28	1.87	1.08	2.69
TOTAL OPER+FIX	30	8.06	8.21	6.46	9.07	8.43	8.52	6.93	9.54
LEASING EXP	24	1.00	.84	.27	2.04				
TOTAL PAYROLL	26	1.35	.78	.54	1.99				
TOTAL CONTRACT	27	1.71	2.11	1.24	2.46				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10254	27
AVG SQFT/RETAIL TENANT	2772	20
AVG SQFT/OFFICE WORKER	229	24
AVG % OFFICE OCCUPANCY	90.3	30
AVG % RETAIL OCCUPANCY	84.0	22
AVG $ RATE YR-END RENT	21.39	26
RENTABLE/GROSS SQFT	.86	15

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.33	27	**UTILITIES TOTAL**	2.19	29	SECURITY TOTAL	.28	27	**FIXED EXP TOTAL**	2.16	29	**TOTAL PAYROLL**	1.35	26
PAYROLL	.65	14	ELECTRICAL	1.86	29	SEC PAYROLL	.29	11	REAL ESTATE TAX	1.89	29	CLEANING	.65	14
CONTRACT	.92	25	GAS	.07	12	SEC CONTRACTS	.14	23	BUILDING INS	.25	29	REPAIR/MAINT	.71	21
SUP/MAT/MISC	.07	23	FUEL OIL	.00	5	SEC OTHER	.05	9	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	22	PURCH STEAM	.35	18	**ADMIN TOTAL**	.81	27	OTHER TAX	.03	11	SECURITY	.29	11
REPR/MAINT TOTAL	1.35	27	PURCH CH WTR			PAYROLL	.22	23	**LEASING EXPENSES**	1.06	23	ADMINISTRATIVE	.22	23
PAYROLL	.71	21	COAL			MGMT FEES	.37	20	ADV/PROMOTION	.05	15	**TOTAL CONTRACTS**	1.71	27
ELEVATOR	.23	27	WATER/SEWER	.07	29	PROF FEES	.04	16	COMMISSIONS	.42	16	CLEANING	.92	25
HVAC	.12	27	**RDS/GNDS/SEC**	.28	27	GEN OFC EXP	.06	19	PROF FEES	.06	7	REPAIR/MAINT	.45	27
ELECTRICAL	.05	25	**TOTAL**			OTHER ADM EXP	.12	17	TENANT ALTS	.81	18	RDS/GROUNDS	.06	6
STRUCT/ROOF	.07	9	RDS/GNDS TOTAL	.06	6				BUY-OUTS	.10	2	SECURITY	.14	23
PLUMBING	.02	23	RDS/GNDS PAYRL						OTHER LEASING	.09	9	ADMINISTRATIVE	.36	23
FIRE/LIFE SFTY	.01	14	RDS/GNDS CONTR	.05	6									
OTHER MAINT/SUP	.25	27	RDS/GNDS OTHER	.03	6									

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Philadelphia, PA

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	13 BLDS	2,182,287 SQ. FT.				2,082,084 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	13					16.28	15.55	13.52	19.28
RETAIL AREA	11	21.69	35.00	14.85	37.80				
OTHER AREA									
TOTAL RENT	13	16.37	16.37	13.71	18.27				
MISCELLANEOUS	9	.17	.12	.02	.29				
TOTAL INCOME	13	16.48	16.37	13.74	18.60				
EXPENSE									
CLEANING	13	1.67	1.52	1.36	1.97	1.72	1.72	1.36	2.00
REPAIR-MAINT	13	1.23	.79	.67	1.75	1.26	.82	.67	1.83
UTILITIES	13	2.11	2.15	1.73	2.57	2.15	2.26	1.73	2.59
RDS/GRNDS/SEC	13	.34	.32	.23	.55	.35	.34	.25	.55
ADMINISTRATIVE	13	.85	.83	.56	1.07	.89	.90	.58	1.11
TOTAL OPER EXP	13	6.21	6.13	5.11	7.28	6.47	6.37	5.28	7.69
FIXED EXPENSES	13	1.46	1.64	.85	1.91	1.52	1.65	.92	1.99
TOTAL OPER+FIX	13	7.66	8.04	6.12	8.87	8.00	8.35	6.60	9.53
LEASING EXP	11	1.49	.81	.51	2.04				
TOTAL PAYROLL	12	1.25	.73	.54	1.54				
TOTAL CONTRACT	13	2.28	2.25	2.00	2.91				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4846	12
AVG SQFT/RETAIL TENANT	1546	9
AVG SQFT/OFFICE WORKER	186	10
AVG % OFFICE OCCUPANCY	91.9	13
AVG % RETAIL OCCUPANCY	77.6	11
AVG $ RATE YR-END RENT	19.40	13
RENTABLE/GROSS SQFT	.87	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.67	13
PAYROLL	.56	7
CONTRACT	1.33	12
SUP/MAT/MISC	.06	10
TRASH REMOVAL	.09	10
REPR/MAINT TOTAL	1.23	13
PAYROLL	.68	9
ELEVATOR	.21	13
HVAC	.11	13
ELECTRICAL	.05	11
STRUCT/ROOF		
PLUMBING	.02	9
FIRE/LIFE SFTY	.01	5
OTHER MAINT/SUP	.35	13

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.11	13
ELECTRICAL	1.60	13
GAS	.05	4
FUEL OIL	.00	3
PURCH STEAM	.45	7
PURCH CH WTR		
COAL		
WATER/SEWER	.07	13
RDS/GNDS/SEC TOTAL	.34	13
RDS/GNDS TOTAL	.04	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	2
RDS/GNDS OTHER	.03	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.33	13
SEC PAYROLL	.27	5
SEC CONTRACTS	.20	12
SEC OTHER	.11	6
ADMIN TOTAL	.85	13
PAYROLL	.32	12
MGMT FEES	.45	11
PROF FEES	.07	5
GEN OFC EXP	.11	9
OTHER ADM EXP	.04	10

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.46	13
REAL ESTATE TAX	1.06	13
BUILDING INS	.36	13
PERS PROP TAX		
OTHER TAX	.05	5
LEASING EXPENSES	1.49	11
ADV/PROMOTION	.02	9
COMMISSIONS	.36	9
PROF FEES	.09	4
TENANT ALTS	1.15	8
BUY-OUTS	.10	2
OTHER LEASING	.12	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.25	12
CLEANING	.56	7
REPAIR/MAINT	.68	9
RDS/GROUNDS		
SECURITY	.27	5
ADMINISTRATIVE	.32	12
TOTAL CONTRACTS	2.28	13
CLEANING	1.33	12
REPAIR/MAINT	.40	13
RDS/GROUNDS	.01	2
SECURITY	.20	12
ADMINISTRATIVE	.47	12

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	2,943,430 SQ. FT.				2,742,056 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					13.32	15.03	7.03	20.25
RETAIL AREA	4	17.36	13.16	9.56	21.02				
OTHER AREA	2	22.68	19.85						
TOTAL RENT	5	13.28	15.03	6.75	20.26				
MISCELLANEOUS	2	.56	.56						
TOTAL INCOME	5	13.52	15.03	7.00	20.50				
EXPENSE									
CLEANING	7	1.23	1.26	.83	1.53	1.26	1.36	.85	1.60
REPAIR-MAINT	7	1.76	1.51	1.03	2.49	1.64	1.53	1.10	2.62
UTILITIES	7	2.19	1.97	1.71	2.96	2.20	1.97	1.73	2.96
RDS/GRNDS/SEC	7	.27	.26	.15	.29	.29	.28	.16	.32
ADMINISTRATIVE	7	.31	.34	.23	.45	.34	.36	.24	.50
TOTAL OPER EXP	7	5.76	5.00	4.20	7.90	6.18	5.57	4.36	8.39
FIXED EXPENSES	7	1.81	1.75	.83	2.78	1.94	1.79	.90	2.96
TOTAL OPER+FIX	7	7.57	8.21	5.04	10.03	8.13	9.14	5.23	10.67
LEASING EXP	5	.97	.54	.14	1.86				
TOTAL PAYROLL	7	1.77	1.99	.86	2.24				
TOTAL CONTRACT	7	1.38	1.39	1.01	1.89				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13210	7
AVG SQFT/RETAIL TENANT	3595	6
AVG SQFT/OFFICE WORKER	236	5
AVG % OFFICE OCCUPANCY	93.0	7
AVG % RETAIL OCCUPANCY	90.1	6
AVG $ RATE YR-END RENT	20.50	5
RENTABLE/GROSS SQFT	.93	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.23	7
PAYROLL	.85	4
CONTRACT	.67	7
SUP/MAT/MISC	.07	6
TRASH REMOVAL	.06	5
REPR/MAINT TOTAL	1.76	7
PAYROLL	1.02	7
ELEVATOR	.24	7
HVAC	.12	7
ELECTRICAL	.06	7
STRUCT/ROOF	.04	3
PLUMBING	.03	7
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.27	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.19	7
ELECTRICAL	1.82	7
GAS	.09	3
FUEL OIL		
PURCH STEAM	.35	5
PURCH CH WTR		
COAL		
WATER/SEWER	.07	7
RDS/GNDS/SEC TOTAL	.27	7
RDS/GNDS TOTAL	.09	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.25	7
SEC PAYROLL	.31	3
SEC CONTRACTS	.12	6
SEC OTHER		
ADMIN TOTAL	.31	7
PAYROLL	.23	5
MGMT FEES	.19	4
PROF FEES	.02	2
GEN OFC EXP	.04	6
OTHER ADM EXP	.01	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.81	7
REAL ESTATE TAX	1.54	7
BUILDING INS	.27	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.97	5
ADV/PROMOTION		
COMMISSIONS	.41	2
PROF FEES		
TENANT ALTS	.91	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.77	7
CLEANING	.85	4
REPAIR/MAINT	1.02	7
RDS/GROUNDS		
SECURITY	.31	3
ADMINISTRATIVE	.23	5
TOTAL CONTRACTS	1.38	7
CLEANING	.67	7
REPAIR/MAINT	.47	7
RDS/GROUNDS	.06	2
SECURITY	.12	6
ADMINISTRATIVE	.20	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Philadelphia, PA

DOWNTOWN MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	4,446,380 SQ. FT.				4,288,732 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					15.99	15.09	11.46	19.92
RETAIL AREA	4	16.32	11.60	6.10	22.88				
OTHER AREA	3	2.61	3.36						
TOTAL RENT	6	15.76	14.81	10.84	19.95				
MISCELLANEOUS	6	1.00	.86	.10	1.76				
TOTAL INCOME	6	16.76	16.00	12.06	20.32				
EXPENSE									
CLEANING	6	1.25	1.27	1.11	1.30	1.27	1.31	1.13	1.34
REPAIR-MAINT	6	1.06	1.07	.96	1.08	1.09	1.06	.96	1.08
UTILITIES	6	2.29	2.27	2.19	2.33	2.29	2.27	2.19	2.33
RDS/GRNDS/SEC	6	.27	.24	.18	.37	.28	.25	.20	.37
ADMINISTRATIVE	6	.67	.63	.55	.89	.70	.65	.59	.91
TOTAL OPER EXP	6	5.56	5.56	5.55	5.61	5.80	5.82	5.72	5.96
FIXED EXPENSES	6	2.50	2.54	2.45	2.75	2.61	2.61	2.55	2.60
TOTAL OPER+FIX	6	8.05	8.12	8.00	8.37	8.41	8.50	8.33	8.56
LEASING EXP	6	.61	.38	.08	.90				
TOTAL PAYROLL	5	1.09	.81	.43	1.96				
TOTAL CONTRACT	5	1.56	1.60	.85	2.21				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18244	6
AVG SQFT/RETAIL TENANT	3238	5
AVG SQFT/OFFICE WORKER	231	5
AVG % OFFICE OCCUPANCY	85.7	6
AVG % RETAIL OCCUPANCY	80.1	5
AVG $ RATE YR-END RENT	22.78	6
RENTABLE/GROSS SQFT	.89	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.19	5
PAYROLL	.57	3
CONTRACT	.84	4
SUP/MAT/MISC	.06	5
TRASH REMOVAL	.08	5
REPR/MAINT TOTAL	1.06	6
PAYROLL	.46	5
ELEVATOR	.23	5
HVAC	.11	5
ELECTRICAL	.03	5
STRUCT/ROOF	.07	3
PLUMBING	.02	5
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.16	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.28	6
ELECTRICAL	2.00	5
GAS	.07	3
FUEL OIL	.00	2
PURCH STEAM	.30	3
PURCH CH WTR		
COAL		
WATER/SEWER	.06	5
RDS/GNDS/SEC TOTAL	.25	6
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.09	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.23	5
SEC PAYROLL	.28	3
SEC CONTRACTS	.08	3
SEC OTHER	.03	2
ADMIN TOTAL	.66	5
PAYROLL	.13	4
MGMT FEES	.41	4
PROF FEES	.04	4
GEN OFC EXP	.09	4
OTHER ADM EXP	.19	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.48	6
REAL ESTATE TAX	2.28	5
BUILDING INS	.19	5
PERS PROP TAX		
OTHER TAX	.01	3
LEASING EXPENSES	.90	5
ADV/PROMOTION	.05	5
COMMISSIONS	.48	3
PROF FEES	.01	2
TENANT ALTS	.61	4
BUY-OUTS		
OTHER LEASING	.06	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.09	5
CLEANING	.57	3
REPAIR/MAINT	.48	5
RDS/GROUNDS		
SECURITY	.28	3
ADMINISTRATIVE	.13	4
TOTAL CONTRACTS	1.56	5
CLEANING	.84	4
REPAIR/MAINT	.46	5
RDS/GROUNDS		
SECURITY	.08	3
ADMINISTRATIVE	.35	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	29 BLDS	2,223,077 SQ. FT.				2,223,077 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	27					13.65	13.21	11.40	15.47
RETAIL AREA									
OTHER AREA									
TOTAL RENT	27	14.51	14.50	12.36	15.89				
MISCELLANEOUS	23	.42	.16	.03	.46				
TOTAL INCOME	27	14.88	14.55	12.74	16.70				
EXPENSE									
CLEANING	27	1.04	.92	.81	1.09	1.04	.92	.81	1.09
REPAIR-MAINT	29	.66	.69	.27	1.03	.66	.69	.27	1.03
UTILITIES	27	2.06	2.05	1.33	2.37	2.06	2.05	1.33	2.37
RDS/GRNDS/SEC	26	.47	.34	.29	.50	.47	.34	.29	.50
ADMINISTRATIVE	28	.65	.70	.57	.88	.65	.70	.57	.88
TOTAL OPER EXP	25	4.83	4.72	3.97	5.56	4.83	4.72	3.97	5.56
FIXED EXPENSES	28	1.13	1.16	1.04	1.42	1.13	1.16	1.04	1.42
TOTAL OPER+FIX	25	5.96	5.91	5.36	7.02	5.96	5.91	5.36	7.02
LEASING EXP	16	.75	.77	.28	1.55				
TOTAL PAYROLL	22	.40	.33	.19	.58				
TOTAL CONTRACT	26	1.66	1.82	1.47	2.17				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4753	28
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	295	19
AVG % OFFICE OCCUPANCY	83.8	28
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.99	25
RENTABLE/GROSS SQFT	.92	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.90	23
PAYROLL	.46	2
CONTRACT	.77	22
SUP/MAT/MISC	.10	20
TRASH REMOVAL	.06	23
REPR/MAINT TOTAL	.57	28
PAYROLL	.30	13
ELEVATOR	.06	14
HVAC	.18	25
ELECTRICAL	.06	15
STRUCT/ROOF	.05	5
PLUMBING	.01	13
FIRE/LIFE SFTY	.01	11
OTHER MAINT/SUP	.16	26

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.96	24
ELECTRICAL	1.86	24
GAS	.27	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	24
RDS/GNDS/SEC TOTAL	.24	24
RDS/GNDS TOTAL	.23	24
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.18	24
RDS/GNDS OTHER	.06	21

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.11	23
SEC PAYROLL		
SEC CONTRACTS	.10	23
SEC OTHER	.03	17
ADMIN TOTAL	.86	25
PAYROLL	.26	12
MGMT FEES	.52	23
PROF FEES	.05	11
GEN OFC EXP	.03	6
OTHER ADM EXP	.01	16

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.17	26
REAL ESTATE TAX	.99	25
BUILDING INS	.16	25
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.06	16
ADV/PROMOTION	.11	13
COMMISSIONS	.46	13
PROF FEES	.02	6
TENANT ALTS	2.17	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.40	22
CLEANING	.46	2
REPAIR/MAINT	.30	13
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.26	12
TOTAL CONTRACTS	1.66	26
CLEANING	.77	22
REPAIR/MAINT	.28	26
RDS/GROUNDS	.18	24
SECURITY	.10	23
ADMINISTRATIVE	.46	25

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Philadelphia, PA

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	48,311 SQ. FT.				48,311 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					15.37	10.21		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	15.37	10.21						
MISCELLANEOUS	2	.29	.18						
TOTAL INCOME	3	15.64	10.23						
EXPENSE									
CLEANING	2	.84	.93			.84	.93		
REPAIR-MAINT	3	1.62	2.58			1.62	2.58		
UTILITIES	3	2.13	1.02			2.13	1.02		
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	1.25	1.23			1.25	1.23		
TOTAL OPER EXP	2	5.88	5.96			5.88	5.96		
FIXED EXPENSES	3	1.68	1.67			1.68	1.67		
TOTAL OPER + FIX	2	7.50	7.46			7.50	7.46		
LEASING EXP	3	1.55	1.63						
TOTAL PAYROLL	2	.65	.38						
TOTAL CONTRACT	2	2.50	2.69						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1940	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	321	2
AVG % OFFICE OCCUPANCY	88.3	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.96	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.49	2
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL	.64	2
STRUCT/ROOF		
PLUMBING	.03	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.21	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.29	2
ELECTRICAL	1.96	2
GAS	.27	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	2
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	1.22	2
PAYROLL	.65	2
MGMT FEES	.34	2
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.71	2
REAL ESTATE TAX	1.13	2
BUILDING INS	.40	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.66	3
ADV/PROMOTION		
COMMISSIONS	.71	3
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.65	2
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.05	2
TOTAL CONTRACTS	2.50	2
CLEANING		
REPAIR/MAINT	1.28	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.49	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	11 BLDS	724,454 SQ. FT.				724,454 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	9					13.07	13.33	10.11	15.98
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9	13.68	13.33	11.25	15.98				
MISCELLANEOUS	7	.95	.18	.12	1.57				
TOTAL INCOME	9	14.45	13.33	11.34	17.59				
EXPENSE									
CLEANING	10	.92	.92	.83	1.00	.92	.92	.83	1.00
REPAIR-MAINT	11	.55	.32	.26	.85	.55	.32	.26	.85
UTILITIES	10	1.95	2.07	1.47	2.16	1.95	2.07	1.47	2.16
RDS/GRNDS/SEC	10	.44	.43	.34	.53	.44	.43	.34	.53
ADMINISTRATIVE	10	.69	.72	.62	.86	.69	.72	.62	.86
TOTAL OPER EXP	9	4.21	4.33	3.38	5.16	4.21	4.33	3.38	5.16
FIXED EXPENSES	10	1.25	1.17	1.03	1.41	1.25	1.17	1.03	1.41
TOTAL OPER + FIX	9	5.46	5.51	4.65	6.53	5.46	5.51	4.65	6.53
LEASING EXP	9	.75	.77	.17	1.22				
TOTAL PAYROLL	8	.38	.28	.19	.46				
TOTAL CONTRACT	11	1.76	1.80	1.54	2.17				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5490	10
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	290	8
AVG % OFFICE OCCUPANCY	88.8	10
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.94	10
RENTABLE/GROSS SQFT	1.00	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.99	9
PAYROLL		
CONTRACT	.84	9
SUP/MAT/MISC	.10	8
TRASH REMOVAL	.07	9
REPR/MAINT TOTAL	.56	11
PAYROLL	.41	4
ELEVATOR	.04	9
HVAC	.17	11
ELECTRICAL	.04	8
STRUCT/ROOF	.07	2
PLUMBING	.01	6
FIRE/LIFE SFTY	.02	5
OTHER MAINT/SUP	.16	11

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.96	10
ELECTRICAL	1.87	10
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	10
RDS/GNDS/SEC TOTAL	.44	10
RDS/GNDS TOTAL	.27	10
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.21	10
RDS/GNDS OTHER	.07	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.17	10
SEC PAYROLL		
SEC CONTRACTS	.14	10
SEC OTHER	.04	6
ADMIN TOTAL	.69	10
PAYROLL	.26	6
MGMT FEES	.51	10
PROF FEES		
GEN OFC EXP	.04	3
OTHER ADM EXP	.01	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.25	10
REAL ESTATE TAX	1.10	10
BUILDING INS	.15	10
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.75	9
ADV/PROMOTION	.14	8
COMMISSIONS	.57	6
PROF FEES	.03	4
TENANT ALTS	1.18	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.38	8
CLEANING		
REPAIR/MAINT	.41	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.26	6
TOTAL CONTRACTS	1.76	11
CLEANING	.84	9
REPAIR/MAINT	.26	11
RDS/GROUNDS	.21	10
SECURITY	.14	10
ADMINISTRATIVE	.51	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Philadelphia, PA

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	867,819 SQ. FT.				867,819 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					13.25	12.96	11.67	14.50
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	15.06	15.10	13.56	16.65				
MISCELLANEOUS	3	.10	.11						
TOTAL INCOME	4	15.13	15.16	13.66	16.70				
EXPENSE									
CLEANING	4	.83	.81	.71	.97	.83	.81	.71	.97
REPAIR-MAINT	4	.47	.45	.21	.61	.47	.45	.21	.61
UTILITIES	3	1.93	2.04			1.93	2.04		
RDS/GRNDS/SEC	4	.24	.24	.19	.28	.24	.24	.19	.28
ADMINISTRATIVE	4	.65	.61	.47	.79	.65	.61	.47	.79
TOTAL OPER EXP	3	4.06	4.24			4.06	4.24		
FIXED EXPENSES	4	1.01	1.10	.87	1.15	1.01	1.10	.87	1.15
TOTAL OPER + FIX	3	5.03	5.41			5.03	5.41		
LEASING EXP	2	.38	.38						
TOTAL PAYROLL	3	.34	.19						
TOTAL CONTRACT	4	1.51	1.52	1.29	1.73				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16900	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	282	2
AVG % OFFICE OCCUPANCY	89.3	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.12	3
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.83	4
PAYROLL		
CONTRACT	.70	3
SUP/MAT/MISC	.14	2
TRASH REMOVAL	.05	4
REPR/MAINT TOTAL	.47	4
PAYROLL		
ELEVATOR	.07	3
HVAC	.17	4
ELECTRICAL	.02	3
STRUCT/ROOF		
PLUMBING	.01	3
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.23	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.93	3
ELECTRICAL	1.85	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	3
RDS/GNDS/SEC TOTAL	.24	4
RDS/GNDS TOTAL	.17	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	4
RDS/GNDS OTHER	.05	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.07	4
SEC PAYROLL		
SEC CONTRACTS	.06	4
SEC OTHER	.02	2
ADMIN TOTAL	.65	4
PAYROLL	.19	2
MGMT FEES	.54	4
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.01	4
REAL ESTATE TAX	.83	4
BUILDING INS	.18	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.38	2
ADV/PROMOTION	.07	2
COMMISSIONS	.28	2
PROF FEES	.02	2
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.34	3
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.19	2
TOTAL CONTRACTS	1.51	4
CLEANING	.70	3
REPAIR/MAINT	.24	4
RDS/GROUNDS	.12	4
SECURITY	.06	4
ADMINISTRATIVE	.54	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Phoenix, AZ

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	34 BLDS	4,460,616 SQ. FT.				4,275,653 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	26					11.76	10.56	8.16	15.13
RETAIL AREA	8	6.31	7.46	3.96	25.00				
OTHER AREA	3	4.46	9.83						
TOTAL RENT	27	11.40	10.07	7.94	15.11				
MISCELLANEOUS	21	.93	.24	.09	1.13				
TOTAL INCOME	33	12.09	10.86	8.65	14.83				
EXPENSE									
CLEANING	33	.82	.69	.56	.77	.83	.71	.57	.79
REPAIR-MAINT	34	1.03	.81	.59	1.34	1.05	.81	.59	1.34
UTILITIES	34	1.90	1.82	1.60	2.11	1.91	1.82	1.60	2.11
RDS/GRNDS/SEC	28	.39	.35	.27	.43	.41	.36	.27	.47
ADMINISTRATIVE	28	.82	.71	.59	.90	.86	.73	.64	.90
TOTAL OPER EXP	33	4.97	4.60	4.22	5.44	5.23	4.60	4.22	5.62
FIXED EXPENSES	28	1.81	1.91	1.45	2.04	1.90	1.94	1.66	2.08
TOTAL OPER + FIX	27	6.82	6.35	5.92	7.40	7.19	6.35	5.92	7.86
LEASING EXP	30	.78	.33	.09	.86				
TOTAL PAYROLL	21	.86	.66	.38	.97				
TOTAL CONTRACT	32	1.52	1.56	1.25	1.92				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6339	27
AVG SQFT/RETAIL TENANT	3372	9
AVG SQFT/OFFICE WORKER	275	19
AVG % OFFICE OCCUPANCY	83.7	33
AVG % RETAIL OCCUPANCY	85.1	9
AVG $ RATE YR-END RENT	17.20	26
RENTABLE/GROSS SQFT	.91	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.84	25
PAYROLL	.17	3
CONTRACT	.54	25
SUP/MAT/MISC	.04	17
TRASH REMOVAL	.21	25
REPR/MAINT TOTAL	.99	32
PAYROLL	.43	21
ELEVATOR	.18	29
HVAC	.15	32
ELECTRICAL	.04	16
STRUCT/ROOF	.03	12
PLUMBING	.03	12
FIRE/LIFE SFTY	.03	19
OTHER MAINT/SUP	.18	32

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.90	32
ELECTRICAL	1.86	32
GAS	.07	11
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	32
RDS/GNDS/SEC TOTAL	.40	28
RDS/GNDS TOTAL	.19	25
RDS/GNDS PAYRL	.20	8
RDS/GNDS CONTR	.10	20
RDS/GNDS OTHER	.05	18

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.22	24
SEC PAYROLL	.22	6
SEC CONTRACTS	.17	23
SEC OTHER	.03	11
ADMIN TOTAL	.81	28
PAYROLL	.29	17
MGMT FEES	.40	26
PROF FEES	.06	21
GEN OFC EXP	.12	21
OTHER ADM EXP	.04	22

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.87	28
REAL ESTATE TAX	1.69	26
BUILDING INS	.15	26
PERS PROP TAX	.01	8
OTHER TAX	.14	4
LEASING EXPENSES	.86	28
ADV/PROMOTION	.16	17
COMMISSIONS	.17	20
PROF FEES	.06	9
TENANT ALTS	.89	12
BUY-OUTS	.07	6
OTHER LEASING	.04	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.86	21
CLEANING	.17	3
REPAIR/MAINT	.43	21
RDS/GROUNDS	.20	8
SECURITY	.22	6
ADMINISTRATIVE	.29	17
TOTAL CONTRACTS	1.52	32
CLEANING	.54	25
REPAIR/MAINT	.41	32
RDS/GROUNDS	.10	20
SECURITY	.17	23
ADMINISTRATIVE	.44	26

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Phoenix, AZ

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	139,390 SQ. FT.				139,390 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					9.60	9.47	7.18	14.23
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	9.61	9.47	7.20	14.23				
MISCELLANEOUS	4	.21	.18	.07	.79				
TOTAL INCOME	6	9.75	10.14	7.31	14.26				
EXPENSE									
CLEANING	6	.67	.70	.54	.93	.67	.70	.54	.93
REPAIR-MAINT	6	.49	.46	.24	.60	.49	.46	.24	.60
UTILITIES	6	1.88	2.01	1.82	2.16	1.88	2.01	1.82	2.16
RDS/GRNDS/SEC	6	.39	.39	.34	.42	.39	.39	.34	.42
ADMINISTRATIVE	6	.53	.61	.37	.85	.53	.61	.37	.85
TOTAL OPER EXP	6	3.96	4.32	4.07	4.52	3.96	4.32	4.07	4.52
FIXED EXPENSES	6	1.78	1.87	1.71	1.95	1.78	1.87	1.71	1.95
TOTAL OPER+FIX	6	5.75	6.05	5.83	6.35	5.75	6.05	5.83	6.35
LEASING EXP	5	1.08	.10	.06	2.00				
TOTAL PAYROLL	2	.30	.31						
TOTAL CONTRACT	6	1.51	1.61	1.40	1.87				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3007	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	363	6
AVG % OFFICE OCCUPANCY	90.6	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.39	6
RENTABLE/GROSS SQFT	.95	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.67	6
PAYROLL		
CONTRACT	.52	6
SUP/MAT/MISC	.07	6
TRASH REMOVAL	.07	6
REPR/MAINT TOTAL	.49	6
PAYROLL	.21	2
ELEVATOR	.09	3
HVAC	.09	6
ELECTRICAL	.07	2
STRUCT/ROOF	.03	2
PLUMBING		
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.18	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.88	6
ELECTRICAL	1.78	6
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	6
RDS/GNDS/SEC TOTAL	.39	6
RDS/GNDS TOTAL	.31	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.21	6
RDS/GNDS OTHER	.08	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.10	4
SEC PAYROLL		
SEC CONTRACTS	.09	4
SEC OTHER		
ADMIN TOTAL	.53	6
PAYROLL		
MGMT FEES	.45	6
PROF FEES	.07	3
GEN OFC EXP	.04	3
OTHER ADM EXP	.03	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.78	6
REAL ESTATE TAX	1.56	6
BUILDING INS	.23	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.08	5
ADV/PROMOTION	.12	2
COMMISSIONS	1.01	2
PROF FEES	.02	2
TENANT ALTS	1.37	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.30	2
CLEANING		
REPAIR/MAINT	.21	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.51	6
CLEANING	.52	6
REPAIR/MAINT	.21	6
RDS/GROUNDS	.21	6
SECURITY	.09	4
ADMINISTRATIVE	.48	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	197,370 SQ. FT.				197,370 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					11.77	12.04		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	11.77	12.04						
MISCELLANEOUS									
TOTAL INCOME	2	11.77	12.04						
EXPENSE									
CLEANING	3	.59	.55			.59	.55		
REPAIR-MAINT	3	.78	.81			.78	.81		
UTILITIES	3	1.47	1.58			1.47	1.58		
RDS/GRNDS/SEC	3	.25	.22			.25	.22		
ADMINISTRATIVE	3	.65	.65			.65	.65		
TOTAL OPER EXP	3	3.77	3.77			3.77	3.77		
FIXED EXPENSES	3	1.73	1.89			1.73	1.89		
TOTAL OPER+FIX	3	5.50	5.91			5.50	5.91		
LEASING EXP	2	.03	.04						
TOTAL PAYROLL	2	.62	.68						
TOTAL CONTRACT	3	1.61	1.55						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10119	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	214	3
AVG % OFFICE OCCUPANCY	76.9	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.57	2
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.59	3
PAYROLL		
CONTRACT	.52	3
SUP/MAT/MISC		
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	.78	3
PAYROLL	.51	2
ELEVATOR	.10	3
HVAC	.15	3
ELECTRICAL	.05	2
STRUCT/ROOF		
PLUMBING	.08	2
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.09	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.47	3
ELECTRICAL	1.37	3
GAS	.02	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	3
RDS/GNDS/SEC TOTAL	.25	3
RDS/GNDS TOTAL	.10	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	2
RDS/GNDS OTHER	.06	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.14	3
SEC PAYROLL		
SEC CONTRACTS	.13	3
SEC OTHER	.01	2
ADMIN TOTAL	.65	3
PAYROLL		
MGMT FEES	.53	3
PROF FEES	.04	2
GEN OFC EXP	.02	3
OTHER ADM EXP	.01	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.73	3
REAL ESTATE TAX	1.41	3
BUILDING INS	.11	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.03	2
ADV/PROMOTION	.03	2
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.62	2
CLEANING		
REPAIR/MAINT	.51	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.61	3
CLEANING	.52	3
REPAIR/MAINT	.35	3
RDS/GROUNDS	.06	2
SECURITY	.13	3
ADMINISTRATIVE	.56	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Phoenix, AZ

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,014,655 SQ. FT.				956,827 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	4					13.16	12.42	10.82	15.09
RETAIL AREA	2	16.55	22.91						
OTHER AREA									
TOTAL RENT	5	12.82	11.24	9.35	15.73				
MISCELLANEOUS	3	.34	.38						
TOTAL INCOME	5	13.05	11.62	9.38	15.95				
EXPENSE									
CLEANING	5	.68	.76	.60	.77	.70	.77	.62	.79
REPAIR-MAINT	5	1.31	1.34	1.08	1.52	1.32	1.34	1.08	1.57
UTILITIES	5	2.20	2.24	1.88	2.50	2.25	2.24	1.88	2.62
RDS/GRNDS/SEC	5	.48	.35	.27	.63	.51	.35	.29	.65
ADMINISTRATIVE	5	.84	.89	.63	1.15	.88	.89	.67	1.26
TOTAL OPER EXP	5	5.50	5.58	4.90	5.95	5.82	6.14	4.98	6.48
FIXED EXPENSES	5	1.89	1.89	1.50	2.35	2.00	2.08	1.53	2.58
TOTAL OPER+FIX	5	7.40	7.47	6.79	7.91	7.82	7.86	6.92	8.81
LEASING EXP	4	.69	.38	.28	1.53				
TOTAL PAYROLL	4	1.15	.88	.61	1.47				
TOTAL CONTRACT	4	1.56	1.85	1.17	2.23				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5889	4
AVG SQFT/RETAIL TENANT	2881	3
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	82.6	4
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	11.77	3
RENTABLE/GROSS SQFT	.90	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.86	4
PAYROLL		
CONTRACT	.44	4
SUP/MAT/MISC	.06	2
TRASH REMOVAL	.04	4
REPR/MAINT TOTAL	1.30	4
PAYROLL	.49	4
ELEVATOR	.20	4
HVAC	.15	4
ELECTRICAL	.05	4
STRUCT/ROOF	.03	2
PLUMBING		
FIRE/LIFE SFTY	.02	4
OTHER MAINT/SUP	.38	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.32	4
ELECTRICAL	2.18	4
GAS	.09	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	4
RDS/GNDS/SEC TOTAL	.51	4
RDS/GNDS TOTAL	.33	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	4
RDS/GNDS OTHER	.07	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.18	4
SEC PAYROLL		
SEC CONTRACTS	.18	4
SEC OTHER		
ADMIN TOTAL	.83	4
PAYROLL	.29	4
MGMT FEES	.37	4
PROF FEES	.06	4
GEN OFC EXP	.07	4
OTHER ADM EXP	.04	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.98	4
REAL ESTATE TAX	1.68	4
BUILDING INS	.21	4
PERS PROP TAX		
OTHER TAX	.23	2
LEASING EXPENSES	.76	3
ADV/PROMOTION	.23	3
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.15	4
CLEANING		
REPAIR/MAINT	.49	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.29	4
TOTAL CONTRACTS	1.56	4
CLEANING	.44	4
REPAIR/MAINT	.43	4
RDS/GROUNDS	.06	4
SECURITY	.18	4
ADMINISTRATIVE	.44	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,756,779 SQ. FT.				1,742,933 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	5					11.43	10.07	7.96	15.73
RETAIL AREA	2	10.87	17.49						
OTHER AREA									
TOTAL RENT	5	11.41	10.07	7.97	15.70				
MISCELLANEOUS	4	1.23	.83	.11	2.41				
TOTAL INCOME	5	12.39	11.04	10.00	15.71				
EXPENSE									
CLEANING	4	.71	.71	.65	.76	.71	.71	.65	.76
REPAIR-MAINT	5	.86	.73	.66	1.09	.86	.73	.66	1.09
UTILITIES	5	1.73	1.71	1.57	1.91	1.73	1.71	1.57	1.91
RDS/GRNDS/SEC	5	.29	.27	.21	.40	.29	.27	.21	.40
ADMINISTRATIVE	5	.75	.77	.57	.92	.76	.77	.58	.93
TOTAL OPER EXP	4	4.44	4.38	4.31	4.56	4.45	4.40	4.33	4.56
FIXED EXPENSES	5	1.93	1.99	1.66	2.20	1.94	1.99	1.66	2.24
TOTAL OPER+FIX	4	6.26	6.30	6.15	6.39	6.26	6.33	6.15	6.42
LEASING EXP	4	.86	.84	.37	1.40				
TOTAL PAYROLL	4	.50	.53	.38	.61				
TOTAL CONTRACT	4	1.49	1.51	1.10	1.93				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7936	5
AVG SQFT/RETAIL TENANT	2005	2
AVG SQFT/OFFICE WORKER	274	3
AVG % OFFICE OCCUPANCY	82.9	5
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	18.81	5
RENTABLE/GROSS SQFT	.87	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.70	3
PAYROLL		
CONTRACT	.60	3
SUP/MAT/MISC	.04	2
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	.72	4
PAYROLL	.31	4
ELEVATOR	.18	4
HVAC	.07	4
ELECTRICAL	.05	2
STRUCT/ROOF		
PLUMBING	.01	2
FIRE/LIFE SFTY	.04	2
OTHER MAINT/SUP	.10	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.80	4
ELECTRICAL	1.74	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	4
RDS/GNDS/SEC TOTAL	.31	4
RDS/GNDS TOTAL	.14	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	4
RDS/GNDS OTHER	.04	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.18	4
SEC PAYROLL		
SEC CONTRACTS	.18	4
SEC OTHER		
ADMIN TOTAL	.72	4
PAYROLL	.21	3
MGMT FEES	.43	4
PROF FEES	.03	3
GEN OFC EXP	.15	2
OTHER ADM EXP	.04	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.08	4
REAL ESTATE TAX	1.96	4
BUILDING INS	.12	4
PERS PROP TAX	.00	2
OTHER TAX		
LEASING EXPENSES	1.11	3
ADV/PROMOTION		
COMMISSIONS	.09	3
PROF FEES		
TENANT ALTS	1.01	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.50	4
CLEANING		
REPAIR/MAINT	.31	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.21	3
TOTAL CONTRACTS	1.49	4
CLEANING	.60	3
REPAIR/MAINT	.31	4
RDS/GROUNDS	.12	4
SECURITY	.18	4
ADMINISTRATIVE	.46	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Phoenix, AZ

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	82 BLDS	3,159,446 SQ. FT.				3,149,556 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	82					10.91	11.19	8.81	14.56
RETAIL AREA									
OTHER AREA									
TOTAL RENT	82	10.89	11.19	8.81	14.56				
MISCELLANEOUS	65	.40	.20	.07	.38				
TOTAL INCOME	82	11.19	11.52	8.91	14.96				
EXPENSE									
CLEANING	82	.65	.69	.57	.79	.65	.69	.57	.79
REPAIR-MAINT	82	.65	.61	.47	.74	.65	.61	.47	.74
UTILITIES	82	1.64	1.76	1.35	2.06	1.65	1.76	1.35	2.06
RDS/GRNDS/SEC	82	.39	.40	.33	.49	.40	.40	.33	.49
ADMINISTRATIVE	82	.74	.71	.61	.87	.74	.71	.61	.87
TOTAL OPER EXP	81	4.04	4.24	3.70	4.58	4.05	4.24	3.70	4.58
FIXED EXPENSES	82	1.85	1.73	1.51	2.02	1.86	1.75	1.51	2.02
TOTAL OPER+FIX	81	5.88	5.86	5.54	6.55	5.90	5.86	5.58	6.55
LEASING EXP	73	1.85	.90	.21	2.79				
TOTAL PAYROLL	40	.48	.46	.15	.57				
TOTAL CONTRACT	50	1.61	1.62	1.37	2.01				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	184	82
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	303	36
AVG % OFFICE OCCUPANCY	80.8	82
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.43	79
RENTABLE/GROSS SQFT	.95	65

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.64	50
PAYROLL	.10	5
CONTRACT	.53	50
SUP/MAT/MISC	.07	41
TRASH REMOVAL	.04	49
REPR/MAINT TOTAL	.65	50
PAYROLL	.23	39
ELEVATOR	.06	38
HVAC	.13	50
ELECTRICAL	.09	34
STRUCT/ROOF	.08	26
PLUMBING	.01	29
FIRE/LIFE SFTY	.02	9
OTHER MAINT/SUP	.17	50

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.58	50
ELECTRICAL	1.48	50
GAS	.02	12
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	50
RDS/GNDS/SEC TOTAL	.38	50
RDS/GNDS TOTAL	.26	50
RDS/GNDS PAYRL	.14	2
RDS/GNDS CONTR	.21	49
RDS/GNDS OTHER	.07	38

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.12	46
SEC PAYROLL	.11	2
SEC CONTRACTS	.11	44
SEC OTHER	.03	11
ADMIN TOTAL	.76	50
PAYROLL	.37	20
MGMT FEES	.42	50
PROF FEES	.08	40
GEN OFC EXP	.08	24
OTHER ADM EXP	.05	23

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.86	50
REAL ESTATE TAX	1.61	50
BUILDING INS	.13	50
PERS PROP TAX	.01	5
OTHER TAX	.43	15
LEASING EXPENSES	1.96	41
ADV/PROMOTION	.05	33
COMMISSIONS	.71	35
PROF FEES	.07	15
TENANT ALTS	1.50	36
BUY-OUTS	.23	9
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.48	40
CLEANING	.10	5
REPAIR/MAINT	.23	39
RDS/GROUNDS	.14	2
SECURITY	.11	2
ADMINISTRATIVE	.37	20
TOTAL CONTRACTS	1.61	50
CLEANING	.53	50
REPAIR/MAINT	.29	50
RDS/GROUNDS	.21	49
SECURITY	.11	44
ADMINISTRATIVE	.49	50

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	12 BLDS	449,055 SQ. FT.				447,455 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					12.44	12.70	10.10	15.06
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12	12.41	12.70	10.10	15.06				
MISCELLANEOUS	9	.31	.08	.04	.48				
TOTAL INCOME	12	12.66	13.31	10.15	15.49				
EXPENSE									
CLEANING	12	.75	.76	.68	.80	.75	.76	.68	.80
REPAIR-MAINT	12	.67	.60	.45	.80	.67	.60	.45	.80
UTILITIES	12	1.86	1.98	1.60	2.10	1.86	1.98	1.60	2.10
RDS/GRNDS/SEC	12	.40	.41	.25	.53	.40	.41	.25	.53
ADMINISTRATIVE	12	.74	.70	.59	.89	.74	.70	.59	.89
TOTAL OPER EXP	12	4.42	4.37	4.21	4.65	4.43	4.37	4.21	4.65
FIXED EXPENSES	12	1.94	1.69	1.50	2.06	1.94	1.69	1.50	2.06
TOTAL OPER+FIX	12	6.36	6.05	5.77	6.86	6.38	6.05	5.77	6.86
LEASING EXP	8	1.49	.13	.03	3.21				
TOTAL PAYROLL	7	.44	.39	.31	.49				
TOTAL CONTRACT	12	1.80	1.86	1.48	2.09				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2334	12
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	350	8
AVG % OFFICE OCCUPANCY	84.5	12
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.66	12
RENTABLE/GROSS SQFT	.97	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.75	12
PAYROLL	.29	2
CONTRACT	.57	12
SUP/MAT/MISC	.09	10
TRASH REMOVAL	.06	11
REPR/MAINT TOTAL	.67	12
PAYROLL	.25	7
ELEVATOR	.05	8
HVAC	.21	12
ELECTRICAL	.04	9
STRUCT/ROOF	.02	3
PLUMBING	.01	6
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.22	12

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.86	12
ELECTRICAL	1.72	12
GAS	.07	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	12
RDS/GNDS/SEC TOTAL	.40	12
RDS/GNDS TOTAL	.32	12
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.26	12
RDS/GNDS OTHER	.08	9

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.07	11
SEC PAYROLL		
SEC CONTRACTS	.06	11
SEC OTHER	.12	2
ADMIN TOTAL	.74	12
PAYROLL	.31	2
MGMT FEES	.48	12
PROF FEES	.20	8
GEN OFC EXP	.11	6
OTHER ADM EXP	.04	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.94	12
REAL ESTATE TAX	1.43	12
BUILDING INS	.21	12
PERS PROP TAX		
OTHER TAX	.92	3
LEASING EXPENSES	1.49	8
ADV/PROMOTION	.05	4
COMMISSIONS	.57	5
PROF FEES		
TENANT ALTS	2.11	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.44	7
CLEANING	.29	2
REPAIR/MAINT	.25	7
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.31	2
TOTAL CONTRACTS	1.80	12
CLEANING	.57	12
REPAIR/MAINT	.30	12
RDS/GROUNDS	.26	12
SECURITY	.06	11
ADMINISTRATIVE	.61	12

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Phoenix, AZ

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	300,491 SQ. FT.				300,491 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					12.67	9.91	8.90	16.59
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	12.36	9.91	8.90	16.60				
MISCELLANEOUS	4	.44	.17	.09	.66				
TOTAL INCOME	5	13.03	10.11	8.91	17.24				
EXPENSE									
CLEANING	5	.80	.72	.57	1.04	.80	.72	.57	1.04
REPAIR-MAINT	5	.57	.66	.39	.72	.57	.66	.39	.72
UTILITIES	5	1.69	1.60	1.24	2.20	1.69	1.60	1.24	2.20
RDS/GRNDS/SEC	5	.37	.36	.24	.50	.37	.36	.24	.50
ADMINISTRATIVE	5	.77	.87	.56	.92	.77	.87	.56	.92
TOTAL OPER EXP	5	4.19	4.26	3.76	4.57	4.19	4.26	3.76	4.57
FIXED EXPENSES	5	1.60	1.86	1.12	1.97	1.60	1.86	1.12	1.97
TOTAL OPER+FIX	5	5.80	5.71	5.62	6.00	5.80	5.71	5.62	6.00
LEASING EXP	4	2.10	1.62	1.36	2.98				
TOTAL PAYROLL	3	.57	.60						
TOTAL CONTRACT	4	1.69	1.66	1.31	2.09				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2982	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	326	3
AVG % OFFICE OCCUPANCY	81.5	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.87	5
RENTABLE/GROSS SQFT	.96	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.83	4
PAYROLL		
CONTRACT	.60	4
SUP/MAT/MISC	.11	4
TRASH REMOVAL	.12	4
REPR/MAINT TOTAL	.54	4
PAYROLL	.26	3
ELEVATOR	.06	4
HVAC	.11	4
ELECTRICAL	.02	3
STRUCT/ROOF		
PLUMBING	.01	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.14	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.52	4
ELECTRICAL	1.41	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	4
RDS/GNDS/SEC TOTAL	.37	4
RDS/GNDS TOTAL	.32	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.26	4
RDS/GNDS OTHER	.11	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.05	4
SEC PAYROLL		
SEC CONTRACTS	.04	4
SEC OTHER		
ADMIN TOTAL	.83	4
PAYROLL	.46	2
MGMT FEES	.53	4
PROF FEES	.09	3
GEN OFC EXP		
OTHER ADM EXP	.02	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.74	4
REAL ESTATE TAX	1.61	4
BUILDING INS	.13	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	2.37	3
ADV/PROMOTION	.07	3
COMMISSIONS	.94	2
PROF FEES		
TENANT ALTS	1.69	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.57	3
CLEANING		
REPAIR/MAINT	.26	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.46	2
TOTAL CONTRACTS	1.69	4
CLEANING	.60	4
REPAIR/MAINT	.20	4
RDS/GROUNDS	.26	4
SECURITY	.04	4
ADMINISTRATIVE	.59	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	11 BLDS	1,499,092 SQ. FT.				1,494,602 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	11					9.65	8.87	6.74	12.86
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11	9.64	8.87	6.74	12.87				
MISCELLANEOUS	7	.50	.24	.16	.33				
TOTAL INCOME	11	9.99	9.12	6.99	13.93				
EXPENSE									
CLEANING	11	.57	.59	.53	.64	.57	.59	.53	.64
REPAIR-MAINT	11	.63	.51	.47	.64	.63	.51	.47	.64
UTILITIES	11	1.43	1.34	1.23	1.56	1.43	1.34	1.23	1.56
RDS/GRNDS/SEC	11	.41	.40	.36	.48	.41	.40	.36	.48
ADMINISTRATIVE	11	.78	.79	.60	.99	.78	.79	.60	.99
TOTAL OPER EXP	10	3.70	3.52	3.37	4.03	3.71	3.52	3.37	4.10
FIXED EXPENSES	11	1.94	1.96	1.61	2.19	1.95	1.96	1.62	2.19
TOTAL OPER+FIX	10	5.64	5.63	4.93	5.86	5.66	5.67	4.93	5.87
LEASING EXP	7	2.78	3.17	.46	5.19				
TOTAL PAYROLL	10	.55	.47	.16	.59				
TOTAL CONTRACT	11	1.53	1.46	1.32	1.78				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4976	11
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	297	11
AVG % OFFICE OCCUPANCY	78.2	11
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.20	11
RENTABLE/GROSS SQFT	.92	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.57	11
PAYROLL	.06	3
CONTRACT	.48	11
SUP/MAT/MISC	.07	8
TRASH REMOVAL	.02	11
REPR/MAINT TOTAL	.63	11
PAYROLL	.24	10
ELEVATOR	.06	11
HVAC	.10	11
ELECTRICAL	.15	7
STRUCT/ROOF	.04	2
PLUMBING	.01	5
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.12	11

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.43	11
ELECTRICAL	1.34	11
GAS	.01	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	11
RDS/GNDS/SEC TOTAL	.41	11
RDS/GNDS TOTAL	.25	11
RDS/GNDS PAYRL	.14	2
RDS/GNDS CONTR	.18	10
RDS/GNDS OTHER	.06	10

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.16	11
SEC PAYROLL		
SEC CONTRACTS	.16	10
SEC OTHER	.02	4
ADMIN TOTAL	.78	11
PAYROLL	.36	6
MGMT FEES	.41	11
PROF FEES	.05	9
GEN OFC EXP	.09	8
OTHER ADM EXP	.04	9

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.94	11
REAL ESTATE TAX	1.67	11
BUILDING INS	.11	11
PERS PROP TAX	.01	2
OTHER TAX	.60	3
LEASING EXPENSES	2.78	7
ADV/PROMOTION	.06	7
COMMISSIONS	1.11	5
PROF FEES	.05	4
TENANT ALTS	2.13	6
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.55	10
CLEANING	.06	3
REPAIR/MAINT	.24	10
RDS/GROUNDS	.14	2
SECURITY		
ADMINISTRATIVE	.36	6
TOTAL CONTRACTS	1.53	11
CLEANING	.48	11
REPAIR/MAINT	.28	11
RDS/GROUNDS	.16	10
SECURITY	.16	10
ADMINISTRATIVE	.45	11

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Pittsburgh, PA

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	37 BLDS	11,876,812 SQ. FT.				11,310,111 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	29					15.30	13.89	10.55	16.69
RETAIL AREA	20	15.58	11.83	5.90	16.29				
OTHER AREA	8	5.30	5.51	1.96	10.67				
TOTAL RENT	29	15.08	14.18	10.51	16.36				
MISCELLANEOUS	23	.19	.10	.03	.19				
TOTAL INCOME	29	15.25	14.32	10.52	16.46				
EXPENSE									
CLEANING	37	1.21	1.20	.76	1.33	1.25	1.20	.81	1.37
REPAIR-MAINT	37	1.37	1.33	.95	1.63	1.41	1.35	1.00	1.69
UTILITIES	36	1.75	1.75	1.39	2.11	1.78	1.79	1.47	2.17
RDS/GRNDS/SEC	37	.54	.50	.23	.70	.57	.52	.25	.72
ADMINISTRATIVE	37	.55	.66	.35	.90	.57	.66	.40	1.01
TOTAL OPER EXP	36	5.43	5.50	4.37	6.16	5.70	5.81	4.67	6.57
FIXED EXPENSES	36	2.78	2.04	1.79	2.81	2.92	2.29	1.80	2.92
TOTAL OPER + FIX	35	7.67	7.71	6.79	8.55	8.06	8.30	7.04	9.18
LEASING EXP	21	1.90	1.33	.11	2.89				
TOTAL PAYROLL	30	.99	.69	.49	1.34				
TOTAL CONTRACT	37	2.35	2.26	1.44	2.91				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14876	26
AVG SQFT/RETAIL TENANT	2906	18
AVG SQFT/OFFICE WORKER	266	22
AVG % OFFICE OCCUPANCY	89.6	30
AVG % RETAIL OCCUPANCY	86.7	22
AVG $ RATE YR-END RENT	20.11	30
RENTABLE/GROSS SQFT	.94	30

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.21	37
PAYROLL	.90	8
CONTRACT	.95	37
SUP/MAT/MISC	.05	31
TRASH REMOVAL	.05	33
REPR/MAINT TOTAL	1.37	37
PAYROLL	.63	21
ELEVATOR	.24	37
HVAC	.35	35
ELECTRICAL	.12	33
STRUCT/ROOF	.01	14
PLUMBING	.02	26
FIRE/LIFE SFTY	.06	26
OTHER MAINT/SUP	.25	34

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.76	36
ELECTRICAL	1.37	36
GAS	.16	23
FUEL OIL	.00	8
PURCH STEAM	.44	10
PURCH CH WTR	.45	6
COAL		
WATER/SEWER	.06	35
RDS/GNDS/SEC TOTAL	.54	37
RDS/GNDS TOTAL	.10	25
RDS/GNDS PAYRL	.06	4
RDS/GNDS CONTR	.09	23
RDS/GNDS OTHER	.03	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.46	32
SEC PAYROLL	.47	9
SEC CONTRACTS	.40	28
SEC OTHER	.02	23
ADMIN TOTAL	.55	37
PAYROLL	.25	22
MGMT FEES	.27	35
PROF FEES	.05	31
GEN OFC EXP	.05	31
OTHER ADM EXP	.03	25

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.78	36
REAL ESTATE TAX	2.54	36
BUILDING INS	.16	33
PERS PROP TAX	.11	2
OTHER TAX	.17	19
LEASING EXPENSES	1.90	21
ADV/PROMOTION	.11	15
COMMISSIONS	.33	17
PROF FEES	.06	6
TENANT ALTS	1.78	17
BUY-OUTS	.15	3
OTHER LEASING	.06	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.99	30
CLEANING	.90	8
REPAIR/MAINT	.63	21
RDS/GROUNDS	.06	4
SECURITY	.47	9
ADMINISTRATIVE	.25	22
TOTAL CONTRACTS	2.35	37
CLEANING	.95	37
REPAIR/MAINT	.76	37
RDS/GROUNDS	.09	23
SECURITY	.40	28
ADMINISTRATIVE	.26	37

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	230,437 SQ. FT.				209,751 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					15.07	14.19	9.79	18.03
RETAIL AREA	3	14.56	15.13						
OTHER AREA									
TOTAL RENT	4	14.99	14.46	10.14	18.18				
MISCELLANEOUS	3	.27	.14						
TOTAL INCOME	4	15.20	14.69	10.22	18.52				
EXPENSE									
CLEANING	7	.96	.75	.66	1.16	1.02	.95	.74	1.26
REPAIR-MAINT	7	.89	.96	.55	1.11	.95	1.17	.55	1.24
UTILITIES	6	1.87	1.92	1.61	2.17	2.07	2.03	1.79	2.56
RDS/GRNDS/SEC	7	.45	.37	.20	.55	.49	.47	.22	.55
ADMINISTRATIVE	7	.67	.58	.40	1.00	.74	.68	.45	1.09
TOTAL OPER EXP	6	4.99	5.05	3.89	5.26	5.63	5.16	4.81	6.16
FIXED EXPENSES	7	2.23	1.90	1.84	2.42	2.45	2.23	1.86	2.58
TOTAL OPER + FIX	6	7.31	7.16	6.86	7.87	8.25	8.13	7.11	9.34
LEASING EXP	2	.20	.27						
TOTAL PAYROLL	4	.89	.85	.44	1.32				
TOTAL CONTRACT	7	2.17	2.17	1.55	2.71				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5506	6
AVG SQFT/RETAIL TENANT	2448	3
AVG SQFT/OFFICE WORKER	192	4
AVG % OFFICE OCCUPANCY	96.0	6
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	15.81	5
RENTABLE/GROSS SQFT	.96	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.96	7
PAYROLL		
CONTRACT	.72	7
SUP/MAT/MISC	.05	6
TRASH REMOVAL	.06	6
REPR/MAINT TOTAL	.89	7
PAYROLL	.72	2
ELEVATOR	.14	7
HVAC	.19	7
ELECTRICAL	.04	7
STRUCT/ROOF		
PLUMBING	.10	6
FIRE/LIFE SFTY	.12	6
OTHER MAINT/SUP	.16	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.87	6
ELECTRICAL	1.56	6
GAS	.23	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	6
RDS/GNDS/SEC TOTAL	.45	7
RDS/GNDS TOTAL	.21	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.24	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.41	5
SEC PAYROLL		
SEC CONTRACTS	.26	5
SEC OTHER	.03	6
ADMIN TOTAL	.67	7
PAYROLL	.10	2
MGMT FEES	.53	7
PROF FEES	.11	4
GEN OFC EXP	.03	4
OTHER ADM EXP	.06	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.23	7
REAL ESTATE TAX	1.92	7
BUILDING INS	.26	6
PERS PROP TAX		
OTHER TAX	.13	3
LEASING EXPENSES	.20	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.18	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.89	4
CLEANING		
REPAIR/MAINT	.72	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.10	2
TOTAL CONTRACTS	2.17	7
CLEANING	.72	7
REPAIR/MAINT	.54	7
RDS/GROUNDS	.24	3
SECURITY	.26	5
ADMINISTRATIVE	.60	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Pittsburgh, PA

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	461,553 SQ. FT.				434,807 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	7					13.56	14.85	10.55	16.32
RETAIL AREA	4	7.11	5.90	2.73	21.14				
OTHER AREA									
TOTAL RENT	7	13.53	15.47	10.51	15.91				
MISCELLANEOUS	4	.02	.02	.01	.05				
TOTAL INCOME	7	13.54	15.50	10.52	15.91				
EXPENSE									
CLEANING	7	.69	.63	.56	.78	.72	.72	.59	.82
REPAIR-MAINT	7	.92	.75	.60	1.17	.96	.75	.65	1.25
UTILITIES	7	1.44	1.39	1.31	1.44	1.50	1.40	1.32	1.56
RDS/GRNDS/SEC	7	.28	.19	.16	.35	.30	.21	.16	.40
ADMINISTRATIVE	7	.68	.69	.63	.87	.72	.73	.63	.95
TOTAL OPER EXP	7	4.01	4.33	3.48	4.51	4.26	4.40	3.83	4.67
FIXED EXPENSES	7	2.22	2.36	1.92	2.51	2.36	2.64	1.97	2.76
TOTAL OPER + FIX	7	6.23	5.97	5.65	6.50	6.61	6.13	5.99	7.08
LEASING EXP	5	.79	.25	.11	1.88				
TOTAL PAYROLL	5	.51	.33	.30	.82				
TOTAL CONTRACT	7	1.96	2.05	1.75	2.30				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3573	6
AVG SQFT/RETAIL TENANT	2962	2
AVG SQFT/OFFICE WORKER	294	4
AVG % OFFICE OCCUPANCY	88.0	7
AVG % RETAIL OCCUPANCY	96.9	3
AVG $ RATE YR-END RENT	15.89	6
RENTABLE/GROSS SQFT	.97	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.69	7
PAYROLL		
CONTRACT	.64	7
SUP/MAT/MISC	.03	3
TRASH REMOVAL	.04	5
REPR/MAINT TOTAL	.92	7
PAYROLL	.48	5
ELEVATOR	.12	7
HVAC	.30	6
ELECTRICAL	.07	4
STRUCT/ROOF		
PLUMBING	.01	4
FIRE/LIFE SFTY	.02	5
OTHER MAINT/SUP	.11	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.44	7
ELECTRICAL	1.25	7
GAS	.16	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	7
RDS/GNDS/SEC TOTAL	.28	7
RDS/GNDS TOTAL	.08	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.08	5
RDS/GNDS OTHER	.00	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.26	6
SEC PAYROLL		
SEC CONTRACTS	.25	6
SEC OTHER	.01	3
ADMIN TOTAL	.68	7
PAYROLL		
MGMT FEES	.53	7
PROF FEES	.11	6
GEN OFC EXP	.02	6
OTHER ADM EXP	.03	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.22	7
REAL ESTATE TAX	1.78	7
BUILDING INS	.20	7
PERS PROP TAX		
OTHER TAX	.39	4
LEASING EXPENSES	.79	5
ADV/PROMOTION	.03	2
COMMISSIONS	.38	4
PROF FEES		
TENANT ALTS	.56	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.51	5
CLEANING		
REPAIR/MAINT	.48	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.96	7
CLEANING	.64	7
REPAIR/MAINT	.44	7
RDS/GROUNDS	.08	5
SECURITY	.25	6
ADMINISTRATIVE	.63	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	1,610,623 SQ. FT.				1,569,050 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					13.37	13.24	12.65	14.93
RETAIL AREA	3	11.40	11.32						
OTHER AREA									
TOTAL RENT	6	13.25	13.10	12.33	14.80				
MISCELLANEOUS	5	.16	.14	.01	.28				
TOTAL INCOME	6	13.39	13.19	12.33	15.09				
EXPENSE									
CLEANING	8	1.40	1.38	1.24	1.75	1.42	1.45	1.25	1.78
REPAIR-MAINT	8	1.77	1.64	1.42	2.26	1.80	1.67	1.51	2.27
UTILITIES	8	2.15	2.05	1.69	2.66	2.16	2.08	1.69	2.66
RDS/GRNDS/SEC	8	.67	.63	.39	1.00	.69	.66	.41	1.00
ADMINISTRATIVE	8	.65	.69	.49	.82	.66	.69	.50	.85
TOTAL OPER EXP	8	6.64	5.85	5.67	7.72	6.81	6.36	5.80	7.72
FIXED EXPENSES	7	1.86	1.66	1.54	2.07	1.94	1.79	1.65	2.09
TOTAL OPER + FIX	7	8.65	8.26	7.17	10.31	8.92	8.33	7.82	10.31
LEASING EXP	2	.82	.87						
TOTAL PAYROLL	7	2.40	2.70	1.44	2.82				
TOTAL CONTRACT	8	1.93	1.22	1.03	2.52				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10523	7
AVG SQFT/RETAIL TENANT	2370	5
AVG SQFT/OFFICE WORKER	254	6
AVG % OFFICE OCCUPANCY	87.2	7
AVG % RETAIL OCCUPANCY	100.0	6
AVG $ RATE YR-END RENT	14.53	5
RENTABLE/GROSS SQFT	.93	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.40	8
PAYROLL	1.25	5
CONTRACT	.47	8
SUP/MAT/MISC	.09	8
TRASH REMOVAL	.04	8
REPR/MAINT TOTAL	1.77	8
PAYROLL	.92	7
ELEVATOR	.20	8
HVAC	.41	7
ELECTRICAL	.18	7
STRUCT/ROOF	.01	5
PLUMBING	.01	6
FIRE/LIFE SFTY	.06	6
OTHER MAINT/SUP	.14	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.15	8
ELECTRICAL	1.69	8
GAS	.24	6
FUEL OIL		
PURCH STEAM	.33	2
PURCH CH WTR		
COAL		
WATER/SEWER	.09	8
RDS/GNDS/SEC TOTAL	.67	8
RDS/GNDS TOTAL	.13	5
RDS/GNDS PAYRL	.06	3
RDS/GNDS CONTR	.09	4
RDS/GNDS OTHER	.01	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.61	7
SEC PAYROLL	.39	5
SEC CONTRACTS	.39	5
SEC OTHER	.04	5
ADMIN TOTAL	.65	8
PAYROLL	.32	5
MGMT FEES	.28	8
PROF FEES	.04	8
GEN OFC EXP	.06	8
OTHER ADM EXP	.04	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.86	7
REAL ESTATE TAX	1.65	7
BUILDING INS	.19	6
PERS PROP TAX		
OTHER TAX	.06	4
LEASING EXPENSES	.82	2
ADV/PROMOTION	.09	2
COMMISSIONS	.47	2
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.40	7
CLEANING	1.25	5
REPAIR/MAINT	.92	7
RDS/GROUNDS	.06	3
SECURITY	.39	5
ADMINISTRATIVE	.32	5
TOTAL CONTRACTS	1.93	8
CLEANING	.47	8
REPAIR/MAINT	.81	8
RDS/GROUNDS	.09	4
SECURITY	.39	5
ADMINISTRATIVE	.32	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Pittsburgh, PA

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	9 BLDS	3,917,680 SQ. FT.				3,750,006 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					13.00	13.70	11.11	15.60
RETAIL AREA	7	8.54	9.70	1.61	11.97				
OTHER AREA	5	3.54	2.18	.91	6.59				
TOTAL RENT	8	12.65	13.15	10.48	15.55				
MISCELLANEOUS	8	.19	.14	.09	.19				
TOTAL INCOME	8	12.84	13.29	10.59	15.94				
EXPENSE									
CLEANING	9	1.26	1.25	1.20	1.30	1.28	1.28	1.22	1.34
REPAIR-MAINT	9	1.49	1.41	1.30	1.77	1.52	1.41	1.34	1.79
UTILITIES	9	1.91	1.81	1.73	2.05	1.93	1.81	1.75	2.07
RDS/GRNDS/SEC	9	.54	.63	.24	.86	.57	.67	.25	.92
ADMINISTRATIVE	9	.77	.94	.63	.99	.80	.99	.66	1.04
TOTAL OPER EXP	9	5.97	6.16	5.66	6.27	6.24	6.52	5.90	6.78
FIXED EXPENSES	9	2.40	2.06	1.95	2.81	2.51	2.19	2.07	2.92
TOTAL OPER+FIX	9	8.38	8.16	7.85	8.77	8.75	8.67	8.12	9.18
LEASING EXP	8	3.20	2.91	2.85	3.85				
TOTAL PAYROLL	8	.90	.59	.49	.79				
TOTAL CONTRACT	9	2.74	3.24	2.32	3.33				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7148	3
AVG SQFT/RETAIL TENANT	3856	3
AVG SQFT/OFFICE WORKER	253	3
AVG % OFFICE OCCUPANCY	90.7	4
AVG % RETAIL OCCUPANCY	94.0	4
AVG $ RATE YR-END RENT	18.78	9
RENTABLE/GROSS SQFT	.96	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.26	9
PAYROLL	.58	2
CONTRACT	1.01	9
SUP/MAT/MISC	.05	9
TRASH REMOVAL	.03	9
REPR/MAINT TOTAL	1.49	9
PAYROLL	.69	3
ELEVATOR	.30	9
HVAC	.39	9
ELECTRICAL	.12	8
STRUCT/ROOF	.02	5
PLUMBING	.03	4
FIRE/LIFE SFTY	.05	7
OTHER MAINT/SUP	.34	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.91	9
ELECTRICAL	1.39	9
GAS	.14	3
FUEL OIL	.00	5
PURCH STEAM	.46	6
PURCH CH WTR	.40	4
COAL		
WATER/SEWER	.04	8
RDS/GNDS/SEC TOTAL	.54	9
RDS/GNDS TOTAL	.09	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.09	8
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.46	9
SEC PAYROLL	.32	2
SEC CONTRACTS	.42	8
SEC OTHER	.01	7
ADMIN TOTAL	.77	9
PAYROLL	.31	8
MGMT FEES	.33	9
PROF FEES	.07	9
GEN OFC EXP	.06	8
OTHER ADM EXP	.05	9

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.40	9
REAL ESTATE TAX	2.11	9
BUILDING INS	.22	9
PERS PROP TAX		
OTHER TAX	.09	7
LEASING EXPENSES	3.20	8
ADV/PROMOTION	.09	8
COMMISSIONS	.45	7
PROF FEES	.03	2
TENANT ALTS	3.00	7
BUY-OUTS	.21	2
OTHER LEASING	.09	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.90	8
CLEANING	.58	2
REPAIR/MAINT	.69	3
RDS/GROUNDS		
SECURITY	.32	2
ADMINISTRATIVE	.31	8
TOTAL CONTRACTS	2.74	9
CLEANING	1.01	9
REPAIR/MAINT	.88	9
RDS/GROUNDS	.09	8
SECURITY	.42	8
ADMINISTRATIVE	.40	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	5,656,606 SQ. FT.				5,346,407 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					18.60	22.33	12.01	24.62
RETAIL AREA	3	19.29	18.39						
OTHER AREA									
TOTAL RENT	4	18.61	21.47	11.58	24.30				
MISCELLANEOUS	3	.21	.03						
TOTAL INCOME	4	18.78	21.48	11.91	24.33				
EXPENSE									
CLEANING	6	1.18	1.10	.97	1.68	1.23	1.14	1.01	1.68
REPAIR-MAINT	6	1.23	1.26	1.10	1.50	1.28	1.33	1.11	1.67
UTILITIES	6	1.54	1.18	1.14	1.79	1.57	1.20	1.16	1.92
RDS/GRNDS/SEC	6	.53	.53	.38	.60	.56	.60	.42	.61
ADMINISTRATIVE	6	.35	.33	.24	.36	.37	.35	.24	.42
TOTAL OPER EXP	6	4.83	4.88	3.86	5.50	5.11	5.21	4.02	6.63
FIXED EXPENSES	6	3.33	3.67	1.79	4.09	3.53	3.91	1.79	4.25
TOTAL OPER+FIX	6	7.08	7.70	6.07	9.28	7.47	8.41	6.49	9.29
LEASING EXP	4	1.08	.68	.02	1.91				
TOTAL PAYROLL	6	.72	.67	.29	.94				
TOTAL CONTRACT	6	2.24	2.16	2.03	2.87				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	44867	6
AVG SQFT/RETAIL TENANT	2907	5
AVG SQFT/OFFICE WORKER	280	3
AVG % OFFICE OCCUPANCY	89.8	6
AVG % RETAIL OCCUPANCY	82.1	5
AVG $ RATE YR-END RENT	23.13	5
RENTABLE/GROSS SQFT	.93	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.18	6
PAYROLL		
CONTRACT	1.08	6
SUP/MAT/MISC	.04	5
TRASH REMOVAL	.07	5
REPR/MAINT TOTAL	1.23	6
PAYROLL	.53	4
ELEVATOR	.22	6
HVAC	.31	6
ELECTRICAL	.10	6
STRUCT/ROOF	.01	4
PLUMBING	.01	6
FIRE/LIFE SFTY	.07	4
OTHER MAINT/SUP	.21	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.54	6
ELECTRICAL	1.28	6
GAS		
FUEL OIL	.01	2
PURCH STEAM	.44	2
PURCH CH WTR		
COAL		
WATER/SEWER	.07	6
RDS/GNDS/SEC TOTAL	.53	6
RDS/GNDS TOTAL	.09	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.08	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.47	5
SEC PAYROLL		
SEC CONTRACTS	.41	4
SEC OTHER	.01	2
ADMIN TOTAL	.35	6
PAYROLL	.20	6
MGMT FEES	.15	4
PROF FEES	.02	4
GEN OFC EXP	.05	5
OTHER ADM EXP	.00	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.33	6
REAL ESTATE TAX	3.14	6
BUILDING INS	.14	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.08	4
ADV/PROMOTION	.14	3
COMMISSIONS	.20	3
PROF FEES		
TENANT ALTS	.90	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.72	6
CLEANING		
REPAIR/MAINT	.53	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.20	6
TOTAL CONTRACTS	2.24	6
CLEANING	1.08	6
REPAIR/MAINT	.70	6
RDS/GROUNDS	.08	3
SECURITY	.41	4
ADMINISTRATIVE	.11	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Pittsburgh, PA

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	19 BLDS	1,217,024 SQ. FT.				1,216,406 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	14					12.80	13.48	10.42	15.40
RETAIL AREA									
OTHER AREA									
TOTAL RENT	14	12.80	13.48	10.42	15.40				
MISCELLANEOUS	10	.87	.08	.03	.55				
TOTAL INCOME	14	13.50	14.10	10.44	16.28				
EXPENSE									
CLEANING	18	.68	.64	.53	.90	.68	.64	.53	.90
REPAIR-MAINT	19	.79	.75	.54	.88	.79	.75	.54	.88
UTILITIES	17	1.53	1.58	1.33	2.06	1.53	1.58	1.33	2.06
RDS/GRNDS/SEC	17	.39	.31	.26	.76	.39	.31	.26	.76
ADMINISTRATIVE	17	.65	.66	.52	.78	.65	.66	.52	.78
TOTAL OPER EXP	17	3.96	4.28	3.15	5.34	3.96	4.28	3.15	5.34
FIXED EXPENSES	17	1.87	1.75	1.43	2.18	1.87	1.75	1.43	2.18
TOTAL OPER+FIX	16	6.01	6.27	5.13	7.06	6.01	6.27	5.16	7.06
LEASING EXP	17	.71	.34	.08	.77				
TOTAL PAYROLL	12	.58	.52	.28	.92				
TOTAL CONTRACT	19	1.52	1.60	1.23	2.10				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2647	16
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	230	15
AVG % OFFICE OCCUPANCY	86.4	19
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.14	16
RENTABLE/GROSS SQFT	.94	17

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.69	17
PAYROLL	.66	2
CONTRACT	.61	15
SUP/MAT/MISC	.04	16
TRASH REMOVAL	.04	16
REPR/MAINT TOTAL	.79	19
PAYROLL	.30	12
ELEVATOR	.11	18
HVAC	.16	19
ELECTRICAL	.05	13
STRUCT/ROOF	.01	5
PLUMBING	.02	15
FIRE/LIFE SFTY	.05	14
OTHER MAINT/SUP	.20	18

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.53	17
ELECTRICAL	1.28	17
GAS	.14	12
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	17
RDS/GNDS/SEC TOTAL	.39	17
RDS/GNDS TOTAL	.26	15
RDS/GNDS PAYRL	.02	2
RDS/GNDS CONTR	.24	13
RDS/GNDS OTHER	.15	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.18	13
SEC PAYROLL	.10	2
SEC CONTRACTS	.18	11
SEC OTHER	.02	7
ADMIN TOTAL	.65	17
PAYROLL	.18	7
MGMT FEES	.47	15
PROF FEES	.08	12
GEN OFC EXP	.04	11
OTHER ADM EXP	.03	12

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.87	17
REAL ESTATE TAX	1.69	17
BUILDING INS	.17	16
PERS PROP TAX		
OTHER TAX	.05	5
LEASING EXPENSES	.71	17
ADV/PROMOTION	.06	12
COMMISSIONS	.43	11
PROF FEES	.07	3
TENANT ALTS	.87	6
BUY-OUTS		
OTHER LEASING	.00	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.58	12
CLEANING	.66	2
REPAIR/MAINT	.30	12
RDS/GROUNDS	.02	2
SECURITY	.10	2
ADMINISTRATIVE	.18	7
TOTAL CONTRACTS	1.52	19
CLEANING	.61	15
REPAIR/MAINT	.37	19
RDS/GROUNDS	.24	13
SECURITY	.18	11
ADMINISTRATIVE	.54	15

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	229,904 SQ. FT.				229,904 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					13.70	15.40	11.19	16.38
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	13.70	15.40	11.19	16.38				
MISCELLANEOUS	3	.05	.03						
TOTAL INCOME	5	13.74	15.40	11.25	16.36				
EXPENSE									
CLEANING	7	.76	.65	.45	.92	.76	.65	.45	.92
REPAIR-MAINT	8	1.38	.86	.34	1.71	1.38	.86	.34	1.71
UTILITIES*	6	1.71	1.87	1.36	2.07	1.71	1.87	1.36	2.07
RDS/GRNDS/SEC	7	.54	.64	.31	.81	.54	.64	.31	.81
ADMINISTRATIVE	7	.71	.75	.54	.85	.71	.75	.54	.85
TOTAL OPER EXP	6	5.08	5.07	3.01	5.71	5.08	5.07	3.01	5.71
FIXED EXPENSES	7	1.45	1.43	1.42	1.61	1.45	1.43	1.42	1.61
TOTAL OPER+FIX	6	6.66	6.75	4.44	7.17	6.66	6.75	4.44	7.17
LEASING EXP	8	.50	.30	.06	.72				
TOTAL PAYROLL	3	.88	.56						
TOTAL CONTRACT	8	2.30	2.19	1.43	3.23				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	961	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	235	5
AVG % OFFICE OCCUPANCY	86.9	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.52	8
RENTABLE/GROSS SQFT	.94	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.76	7
PAYROLL		
CONTRACT	.70	7
SUP/MAT/MISC	.02	6
TRASH REMOVAL	.04	7
REPR/MAINT TOTAL	1.38	8
PAYROLL	.83	3
ELEVATOR	.18	7
HVAC	.40	8
ELECTRICAL	.11	4
STRUCT/ROOF		
PLUMBING	.07	6
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.32	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.71	6
ELECTRICAL	1.44	6
GAS	.24	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	6
RDS/GNDS/SEC TOTAL	.54	7
RDS/GNDS TOTAL	.46	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.33	6
RDS/GNDS OTHER	.19	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.26	4
SEC PAYROLL		
SEC CONTRACTS	.25	4
SEC OTHER		
ADMIN TOTAL	.71	7
PAYROLL		
MGMT FEES	.54	7
PROF FEES	.08	5
GEN OFC EXP	.06	3
OTHER ADM EXP	.06	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.45	7
REAL ESTATE TAX	1.23	7
BUILDING INS	.20	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.50	8
ADV/PROMOTION	.05	7
COMMISSIONS	.56	4
PROF FEES		
TENANT ALTS	.41	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.88	3
CLEANING		
REPAIR/MAINT	.83	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	2.30	8
CLEANING	.70	7
REPAIR/MAINT	.68	8
RDS/GROUNDS	.33	6
SECURITY	.25	4
ADMINISTRATIVE	.60	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Pittsburgh, PA

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	737,532 SQ. FT.				736,916 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					13.15	13.51	10.84	14.52
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	13.15	13.51	10.84	14.52				
MISCELLANEOUS	5	.26	.12	.05	.62				
TOTAL INCOME	7	13.35	13.55	11.12	14.91				
EXPENSE									
CLEANING	9	.75	.72	.55	.97	.75	.72	.55	.97
REPAIR-MAINT	9	.66	.75	.65	.88	.66	.75	.65	.88
UTILITIES	9	1.72	1.56	1.42	2.17	1.72	1.56	1.42	2.17
RDS/GRNDS/SEC	8	.39	.30	.27	.57	.40	.30	.27	.57
ADMINISTRATIVE	8	.65	.66	.56	.71	.65	.66	.56	.71
TOTAL OPER EXP	9	4.09	4.26	3.59	5.16	4.10	4.26	3.59	5.16
FIXED EXPENSES	8	2.06	2.16	1.71	2.40	2.08	2.16	1.71	2.40
TOTAL OPER+FIX	8	6.44	6.27	5.90	7.05	6.45	6.27	5.90	7.05
LEASING EXP	8	.86	.41	.13	1.12				
TOTAL PAYROLL	7	.62	.44	.28	.92				
TOTAL CONTRACT	9	1.39	1.60	1.07	1.91				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4515	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	263	8
AVG % OFFICE OCCUPANCY	86.4	9
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.21	6
RENTABLE/GROSS SQFT	.93	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.78	8
PAYROLL	.66	2
CONTRACT	.70	6
SUP/MAT/MISC	.05	8
TRASH REMOVAL	.04	7
REPR/MAINT TOTAL	.88	9
PAYROLL	.24	7
ELEVATOR	.09	9
HVAC	.09	9
ELECTRICAL	.06	7
STRUCT/ROOF	.01	2
PLUMBING	.01	7
FIRE/LIFE SFTY	.07	8
OTHER MAINT/SUP	.21	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.72	9
ELECTRICAL	1.40	9
GAS	.15	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	9
RDS/GNDS/SEC TOTAL	.39	8
RDS/GNDS TOTAL	.23	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.21	6
RDS/GNDS OTHER	.12	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.20	7
SEC PAYROLL		
SEC CONTRACTS	.20	6
SEC OTHER	.02	4
ADMIN TOTAL	.65	8
PAYROLL	.22	4
MGMT FEES	.49	6
PROF FEES	.08	5
GEN OFC EXP	.04	6
OTHER ADM EXP	.02	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.08	8
REAL ESTATE TAX	1.93	8
BUILDING INS	.16	7
PERS PROP TAX		
OTHER TAX	.04	4
LEASING EXPENSES	.88	8
ADV/PROMOTION	.06	5
COMMISSIONS	.45	6
PROF FEES	.08	2
TENANT ALTS	.95	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.62	7
CLEANING	.66	2
REPAIR/MAINT	.24	7
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.22	4
TOTAL CONTRACTS	1.39	9
CLEANING	.70	6
REPAIR/MAINT	.30	9
RDS/GROUNDS	.21	6
SECURITY	.20	6
ADMINISTRATIVE	.56	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	21 BLDS	4,640,833 SQ. FT.				4,236,174 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	19					13.91	13.16	11.25	14.82
RETAIL AREA	15	10.73	12.70	11.05	15.06				
OTHER AREA	11	6.45	5.65	3.74	10.20				
TOTAL RENT	19	13.52	12.79	11.42	14.01				
MISCELLANEOUS	18	.25	.06	.03	.14				
TOTAL INCOME	19	13.76	13.37	12.10	14.12				
EXPENSE									
CLEANING	21	.92	.82	.66	.96	.97	.89	.77	1.01
REPAIR-MAINT	21	1.06	.85	.65	1.19	1.12	.89	.68	1.26
UTILITIES	21	1.49	1.36	1.07	1.69	1.53	1.43	1.07	1.69
RDS/GRNDS/SEC	21	.37	.34	.22	.41	.40	.36	.26	.45
ADMINISTRATIVE	21	.51	.62	.28	.79	.56	.69	.33	.84
TOTAL OPER EXP	20	4.40	4.07	3.07	4.87	4.82	4.31	3.80	5.51
FIXED EXPENSES	21	2.43	2.37	1.59	2.69	2.67	2.61	1.87	2.87
TOTAL OPER+FIX	20	6.84	6.49	5.02	7.18	7.50	7.01	5.41	8.04
LEASING EXP	18	.51	.14	.07	.44				
TOTAL PAYROLL	18	.65	.44	.23	.56				
TOTAL CONTRACT	20	1.86	1.83	1.46	2.07				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8522	20
AVG SQFT/RETAIL TENANT	3061	18
AVG SQFT/OFFICE WORKER	277	14
AVG % OFFICE OCCUPANCY	89.8	21
AVG % RETAIL OCCUPANCY	93.4	18
AVG $ RATE YR-END RENT	16.05	18
RENTABLE/GROSS SQFT	.81	11

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.92	20
PAYROLL	.33	2
CONTRACT	.81	20
SUP/MAT/MISC	.06	19
TRASH REMOVAL	.03	19
REPR/MAINT TOTAL	1.06	20
PAYROLL	.36	17
ELEVATOR	.24	20
HVAC	.15	20
ELECTRICAL	.05	20
STRUCT/ROOF	.11	10
PLUMBING	.03	19
FIRE/LIFE SFTY	.04	16
OTHER MAINT/SUP	.21	19

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.82	20
ELECTRICAL	1.37	19
GAS	.17	10
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	18
RDS/GNDS/SEC TOTAL	.37	20
RDS/GNDS TOTAL	.05	9
RDS/GNDS PAYRL	.04	2
RDS/GNDS CONTR	.04	7
RDS/GNDS OTHER	.03	9

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.33	20
SEC PAYROLL	.54	5
SEC CONTRACTS	.25	16
SEC OTHER	.01	6
ADMIN TOTAL	.48	20
PAYROLL	.30	9
MGMT FEES	.48	12
PROF FEES	.07	14
GEN OFC EXP	.06	15
OTHER ADM EXP	.03	17

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.43	20
REAL ESTATE TAX	2.23	20
BUILDING INS	.17	20
PERS PROP TAX	.01	6
OTHER TAX	.09	5
LEASING EXPENSES	.53	17
ADV/PROMOTION	.02	12
COMMISSIONS	.21	13
PROF FEES	.13	5
TENANT ALTS	.50	7
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.85	18
CLEANING	.33	2
REPAIR/MAINT	.36	17
RDS/GROUNDS	.04	2
SECURITY	.54	5
ADMINISTRATIVE	.30	9
TOTAL CONTRACTS	1.86	20
CLEANING	.81	20
REPAIR/MAINT	.55	20
RDS/GROUNDS	.04	7
SECURITY	.25	16
ADMINISTRATIVE	.44	16

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Portland, OR

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	200,905 SQ. FT.				177,529 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	2					7.85	7.62		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	7.91	7.78						
MISCELLANEOUS	2	.01	.01						
TOTAL INCOME	2	7.92	7.79						
EXPENSE									
CLEANING	3	.50	.50			.53	.57		
REPAIR-MAINT	3	.58	.54			.62	.62		
UTILITIES	3	1.30	1.32			1.35	1.44		
RDS/GRNDS/SEC	3	.23	.15			.26	.20		
ADMINISTRATIVE	3	.36	.28			.40	.33		
TOTAL OPER EXP	3	2.97	3.04			3.36	3.60		
FIXED EXPENSES	3	.97	.84			1.09	1.00		
TOTAL OPER + FIX	3	3.94	3.88			4.45	4.60		
LEASING EXP	2	.04	.05						
TOTAL PAYROLL	2	.20	.21						
TOTAL CONTRACT	3	1.35	1.30						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5738	3
AVG SQFT/RETAIL TENANT	1715	2
AVG SQFT/OFFICE WORKER	182	2
AVG % OFFICE OCCUPANCY	64.6	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	11.29	2
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.50	3
PAYROLL		
CONTRACT	.40	3
SUP/MAT/MISC	.07	3
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	.58	3
PAYROLL	.20	2
ELEVATOR	.11	3
HVAC	.16	3
ELECTRICAL	.04	3
STRUCT/ROOF		
PLUMBING	.02	2
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.09	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.30	3
ELECTRICAL	.94	3
GAS	.41	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	3
RDS/GNDS/SEC TOTAL	.23	3
RDS/GNDS TOTAL	.02	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.22	3
SEC PAYROLL		
SEC CONTRACTS	.21	3
SEC OTHER		
ADMIN TOTAL	.36	3
PAYROLL		
MGMT FEES	.30	3
PROF FEES	.06	2
GEN OFC EXP		
OTHER ADM EXP	.02	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.97	3
REAL ESTATE TAX	.83	3
BUILDING INS	.14	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.04	2
ADV/PROMOTION	.01	2
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.20	2
CLEANING		
REPAIR/MAINT	.20	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.36	3
CLEANING	.40	3
REPAIR/MAINT	.37	3
RDS/GROUNDS	.02	2
SECURITY	.21	3
ADMINISTRATIVE	.35	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	2,188,750 SQ. FT.				1,962,382 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	9					13.59	14.08	11.25	15.19
RETAIL AREA	8	10.91	12.56	11.06	13.71				
OTHER AREA	4	5.32	5.65	4.35	7.10				
TOTAL RENT	9	13.24	13.97	11.57	14.39				
MISCELLANEOUS	8	.21	.10	.04	.14				
TOTAL INCOME	9	13.43	13.97	12.21	14.47				
EXPENSE									
CLEANING	10	.86	.82	.74	.95	.94	.92	.77	1.00
REPAIR-MAINT	10	.93	.93	.65	1.19	1.01	1.00	.78	1.26
UTILITIES	10	1.41	1.36	1.21	1.69	1.46	1.40	1.21	1.69
RDS/GRNDS/SEC	10	.33	.39	.22	.41	.37	.39	.27	.45
ADMINISTRATIVE	10	.70	.72	.53	.83	.78	.75	.59	.96
TOTAL OPER EXP	9	4.32	4.06	3.86	4.87	4.84	4.73	4.19	5.51
FIXED EXPENSES	10	2.23	2.29	1.89	2.54	2.49	2.55	2.10	2.73
TOTAL OPER + FIX	9	6.55	6.62	6.00	7.16	7.33	7.34	6.79	8.04
LEASING EXP	8	.47	.13	.07	.48				
TOTAL PAYROLL	8	.53	.43	.31	.63				
TOTAL CONTRACT	9	1.93	1.84	1.54	2.10				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6556	9
AVG SQFT/RETAIL TENANT	3636	9
AVG SQFT/OFFICE WORKER	258	4
AVG % OFFICE OCCUPANCY	89.9	10
AVG % RETAIL OCCUPANCY	92.1	9
AVG $ RATE YR-END RENT	14.96	9
RENTABLE/GROSS SQFT	.83	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.86	9
PAYROLL	.33	2
CONTRACT	.70	9
SUP/MAT/MISC	.07	8
TRASH REMOVAL	.03	8
REPR/MAINT TOTAL	.95	9
PAYROLL	.36	7
ELEVATOR	.20	9
HVAC	.13	9
ELECTRICAL	.06	9
STRUCT/ROOF	.05	2
PLUMBING	.02	9
FIRE/LIFE SFTY	.02	8
OTHER MAINT/SUP	.25	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.46	9
ELECTRICAL	1.29	8
GAS	.17	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	8
RDS/GNDS/SEC TOTAL	.32	9
RDS/GNDS TOTAL	.10	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	3
RDS/GNDS OTHER	.03	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.28	9
SEC PAYROLL		
SEC CONTRACTS	.28	8
SEC OTHER	.00	3
ADMIN TOTAL	.87	9
PAYROLL	.31	3
MGMT FEES	.53	7
PROF FEES	.10	7
GEN OFC EXP	.02	7
OTHER ADM EXP	.05	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.19	9
REAL ESTATE TAX	2.00	9
BUILDING INS	.17	9
PERS PROP TAX	.01	3
OTHER TAX	.05	4
LEASING EXPENSES	.52	7
ADV/PROMOTION	.05	4
COMMISSIONS	.17	5
PROF FEES		
TENANT ALTS	.90	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.53	8
CLEANING	.33	2
REPAIR/MAINT	.36	7
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.31	3
TOTAL CONTRACTS	1.93	9
CLEANING	.70	9
REPAIR/MAINT	.44	9
RDS/GROUNDS	.04	3
SECURITY	.26	8
ADMINISTRATIVE	.56	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Portland, OR

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	117,102 SQ. FT.				117,102 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					8.46	8.57		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	8.46	8.57						
MISCELLANEOUS	4	.04	.04						
TOTAL INCOME	6	8.49	8.60						
EXPENSE									
CLEANING	4	.61	.52			.61	.52		
REPAIR-MAINT	6	.42	.41			.42	.41		
UTILITIES	6	1.03	1.02			1.03	1.02		
RDS/GRNDS/SEC	6	.26	.25			.26	.25		
ADMINISTRATIVE	6	1.26	.32			1.26	.32		
TOTAL OPER EXP	4	3.81	3.10			3.81	3.10		
FIXED EXPENSES	6	1.55	1.45			1.55	1.45		
TOTAL OPER + FIX	4	5.15	4.25			5.15	4.25		
LEASING EXP	5	.70	.56						
TOTAL PAYROLL	5	1.00	.75						
TOTAL CONTRACT	6	1.14	.80						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1064	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	87.9	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.83	6
RENTABLE/GROSS SQFT	.87	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.61	4
PAYROLL		
CONTRACT	.46	4
SUP/MAT/MISC	.07	4
TRASH REMOVAL	.08	4
REPR/MAINT TOTAL	.42	6
PAYROLL		
ELEVATOR		
HVAC	.12	6
ELECTRICAL	.04	4
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.08	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.03	6
ELECTRICAL	.93	6
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	6
RDS/GNDS/SEC TOTAL	.26	6
RDS/GNDS TOTAL	.19	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	5
RDS/GNDS OTHER	.03	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.10	5
SEC PAYROLL		
SEC CONTRACTS	.10	5
SEC OTHER		
ADMIN TOTAL	1.26	6
PAYROLL	.72	5
MGMT FEES	.42	4
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.55	6
REAL ESTATE TAX	1.40	6
BUILDING INS	.15	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.70	5
ADV/PROMOTION		
COMMISSIONS	.14	5
PROF FEES		
TENANT ALTS	.49	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.00	5
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.72	5
TOTAL CONTRACTS	1.14	6
CLEANING	.46	4
REPAIR/MAINT	.17	6
RDS/GROUNDS	.07	5
SECURITY	.10	5
ADMINISTRATIVE	.55	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Raleigh, NC

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	992,811 SQ. FT.				946,487 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					10.98	10.15	6.58	12.04
RETAIL AREA	3	7.92	12.00						
OTHER AREA									
TOTAL RENT	4	10.84	9.99	6.69	11.77				
MISCELLANEOUS	2	.17	.34						
TOTAL INCOME	4	10.92	10.02	6.99	11.80				
EXPENSE									
CLEANING	4	.56	.52	.41	.75	.57	.54	.42	.77
REPAIR-MAINT	4	.74	.65	.44	.92	.76	.66	.47	.92
UTILITIES	4	1.56	1.44	1.18	1.82	1.62	1.48	1.21	1.86
RDS/GRNDS/SEC	4	.32	.29	.22	.36	.34	.29	.24	.37
ADMINISTRATIVE	4	.63	.54	.34	.71	.66	.55	.35	.75
TOTAL OPER EXP	4	3.86	3.43	3.17	4.13	4.05	3.50	3.25	4.34
FIXED EXPENSES	4	.87	.86	.77	.99	.91	.91	.81	1.01
TOTAL OPER + FIX	4	4.72	4.32	4.07	4.90	4.95	4.41	4.27	5.15
LEASING EXP	3	.38	.16						
TOTAL PAYROLL	3	.76	.45						
TOTAL CONTRACT	4	1.39	1.42	1.23	1.45				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13726	4
AVG SQFT/RETAIL TENANT	1729	3
AVG SQFT/OFFICE WORKER	201	4
AVG % OFFICE OCCUPANCY	84.1	4
AVG % RETAIL OCCUPANCY	63.5	3
AVG $ RATE YR-END RENT	17.11	3
RENTABLE/GROSS SQFT	.95	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.56	4
PAYROLL		
CONTRACT	.53	4
SUP/MAT/MISC	.04	2
TRASH REMOVAL	.01	2
REPR/MAINT TOTAL	.74	4
PAYROLL	.34	3
ELEVATOR	.19	4
HVAC	.06	4
ELECTRICAL	.02	4
STRUCT/ROOF	.05	3
PLUMBING	.01	4
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.07	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.56	4
ELECTRICAL	1.52	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	4
RDS/GNDS/SEC TOTAL	.32	4
RDS/GNDS TOTAL	.06	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	2
RDS/GNDS OTHER	.03	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.31	3
SEC PAYROLL		
SEC CONTRACTS	.31	3
SEC OTHER		
ADMIN TOTAL	.63	4
PAYROLL	.42	3
MGMT FEES	.40	2
PROF FEES	.06	3
GEN OFC EXP	.06	2
OTHER ADM EXP	.01	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.87	4
REAL ESTATE TAX	.76	4
BUILDING INS	.10	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.38	3
ADV/PROMOTION	.07	2
COMMISSIONS	.34	2
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.76	3
CLEANING		
REPAIR/MAINT	.34	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.42	3
TOTAL CONTRACTS	1.39	4
CLEANING	.53	4
REPAIR/MAINT	.36	4
RDS/GROUNDS	.02	2
SECURITY	.31	3
ADMINISTRATIVE	.39	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Raleigh, NC

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	224,865 SQ. FT.				224,865 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					11.85	11.12	10.33	13.44
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	11.85	11.12	10.33	13.44				
MISCELLANEOUS	8	.15	.13	.06	.22				
TOTAL INCOME	8	12.01	11.17	10.47	13.57				
EXPENSE									
CLEANING	7	.51	.50			.51	.50		
REPAIR-MAINT	8	.66	.71	.50	.86	.66	.71	.50	.86
UTILITIES	7	1.35	1.29			1.35	1.29		
RDS/GRNDS/SEC	8	.30	.32	.26	.40	.30	.32	.26	.40
ADMINISTRATIVE	8	.81	.66	.56	1.21	.81	.66	.56	1.21
TOTAL OPER EXP	7	3.46	3.29			3.46	3.29		
FIXED EXPENSES	8	.87	.92	.78	.95	.87	.92	.78	.95
TOTAL OPER + FIX	7	4.32	4.24			4.32	4.24		
LEASING EXP	7	.20	.20						
TOTAL PAYROLL	7	.53	.55						
TOTAL CONTRACT	8	1.38	1.39	1.28	1.47				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3423	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	334	7
AVG % OFFICE OCCUPANCY	82.2	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.44	7
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.61	7	**UTILITIES TOTAL**	1.36	7	SECURITY TOTAL	.04	2	**FIXED EXP TOTAL**	.84	7	**TOTAL PAYROLL**	.53	7
PAYROLL			ELECTRICAL	1.30	7	SEC PAYROLL			REAL ESTATE TAX	.78	7	CLEANING		
CONTRACT	.47	7	GAS			SEC CONTRACTS	.04	2	BUILDING INS	.14	8	REPAIR/MAINT	.39	7
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	7	PURCH STEAM			**ADMIN TOTAL**	.81	8	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.75	7	PURCH CH WTR			PAYROLL	.14	7				ADMINISTRATIVE	.14	7
PAYROLL	.39	7	COAL			MGMT FEES	.50	8	**LEASING EXPENSES**	.20	7			
ELEVATOR	.03	2	WATER/SEWER	.05	7	PROF FEES	.06	7	ADV/PROMOTION	.06	6	**TOTAL CONTRACTS**	1.38	8
HVAC	.12	7	**RDS/GNDS/SEC TOTAL**	.30	8	GEN OFC EXP	.13	7	COMMISSIONS			CLEANING	.47	7
ELECTRICAL	.01	7				OTHER ADM EXP	.06	8	PROF FEES			REPAIR/MAINT	.21	7
STRUCT/ROOF	.06	7	RDS/GNDS TOTAL	.28	6				TENANT ALTS			RDS/GROUNDS	.24	8
PLUMBING	.01	7	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.04	2
FIRE/LIFE SFTY	.00	6	RDS/GNDS CONTR	.24	8									
OTHER MAINT/SUP	.15	7	RDS/GNDS OTHER	.05	7				OTHER LEASING	.00	6	ADMINISTRATIVE	.56	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Reading, PA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	261,361 SQ. FT.				243,676 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					9.41	9.92		
RETAIL AREA	2	11.85	10.33						
OTHER AREA	2	.66	3.19						
TOTAL RENT	3	9.36	10.40						
MISCELLANEOUS									
TOTAL INCOME	3	9.36	10.40						
EXPENSE									
CLEANING	3	.79	.80			.87	.95		
REPAIR-MAINT	3	.85	.55			.94	.70		
UTILITIES	3	1.62	1.39			1.62	1.39		
RDS/GRNDS/SEC	3	.16	.24			.16	.31		
ADMINISTRATIVE	3	.33	.43			.36	.55		
TOTAL OPER EXP	3	3.73	3.41			4.31	4.34		
FIXED EXPENSES	3	1.62	1.16			1.87	1.20		
TOTAL OPER + FIX	3	5.36	5.38			6.18	5.54		
LEASING EXP	3	.21	.28						
TOTAL PAYROLL	3	.53	.47						
TOTAL CONTRACT	3	1.06	1.31						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11617	3
AVG SQFT/RETAIL TENANT	1440	2
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	81.0	3
AVG % RETAIL OCCUPANCY	96.5	2
AVG $ RATE YR-END RENT	12.91	2
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.79	3	**UTILITIES TOTAL**	1.62	3	SECURITY TOTAL	.19	2	**FIXED EXP TOTAL**	1.62	3	**TOTAL PAYROLL**	.53	3
PAYROLL			ELECTRICAL	1.43	3	SEC PAYROLL	.17	2	REAL ESTATE TAX	1.40	3	CLEANING		
CONTRACT	.64	3	GAS			SEC CONTRACTS			BUILDING INS	.21	3	REPAIR/MAINT	.34	3
SUP/MAT/MISC	.06	3	FUEL OIL	.15	2	SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.02	2
TRASH REMOVAL	.08	3	PURCH STEAM			**ADMIN TOTAL**	.33	3	OTHER TAX	.02	2	SECURITY	.17	2
REPR/MAINT TOTAL	.85	3	PURCH CH WTR			PAYROLL						ADMINISTRATIVE		
PAYROLL	.34	3	COAL			MGMT FEES	.33	2	**LEASING EXPENSES**	.21	3			
ELEVATOR	.08	2	WATER/SEWER	.04	3	PROF FEES	.08	2	ADV/PROMOTION			**TOTAL CONTRACTS**	1.06	3
HVAC	.03	2	**RDS/GNDS/SEC TOTAL**	.16	3	GEN OFC EXP	.00	2	COMMISSIONS	.26	2	CLEANING	.64	3
ELECTRICAL	.00	2				OTHER ADM EXP			PROF FEES			REPAIR/MAINT	.27	2
STRUCT/ROOF	.15	2	RDS/GNDS TOTAL	.05	3				TENANT ALTS			RDS/GROUNDS	.03	3
PLUMBING			RDS/GNDS PAYRL	.02	2				BUY-OUTS			SECURITY		
FIRE/LIFE SFTY	.02	2	RDS/GNDS CONTR	.03	3									
OTHER MAINT/SUP	.36	3	RDS/GNDS OTHER						OTHER LEASING			ADMINISTRATIVE	.41	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Richmond, VA

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,457,964 SQ. FT.				1,403,617 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					14.49	11.52	9.14	18.21
RETAIL AREA	3	17.99	17.60						
OTHER AREA									
TOTAL RENT	4	14.27	11.38	9.34	17.82				
MISCELLANEOUS	4	.11	.11	.00	.24				
TOTAL INCOME	4	14.38	11.49	9.45	17.96				
EXPENSE									
CLEANING	4	.72	.65	.50	.84	.73	.65	.51	.86
REPAIR-MAINT	4	1.16	.82	.74	1.40	1.18	.84	.75	1.42
UTILITIES	4	1.79	1.56	1.48	1.96	1.81	1.57	1.51	1.97
RDS/GRNDS/SEC	4	.50	.51	.47	.55	.52	.54	.49	.56
ADMINISTRATIVE	4	.59	.62	.36	.87	.62	.63	.37	.86
TOTAL OPER EXP	4	4.76	4.40	3.89	5.27	4.95	4.44	3.96	5.56
FIXED EXPENSES	4	1.85	1.86	1.68	2.00	1.92	1.94	1.79	2.02
TOTAL OPER + FIX	4	6.61	6.40	5.73	7.12	6.87	6.45	5.85	7.50
LEASING EXP	4	.25	.31	.19	.36				
TOTAL PAYROLL	4	.90	.66	.57	1.11				
TOTAL CONTRACT	4	1.65	1.39	1.22	1.76				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	30155	4
AVG SQFT/RETAIL TENANT	1696	3
AVG SQFT/OFFICE WORKER	316	2
AVG % OFFICE OCCUPANCY	90.2	4
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	23.54	4
RENTABLE/GROSS SQFT	.87	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.72	4
PAYROLL		
CONTRACT	.63	4
SUP/MAT/MISC	.04	4
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	1.16	4
PAYROLL	.45	4
ELEVATOR	.21	4
HVAC	.15	4
ELECTRICAL	.03	4
STRUCT/ROOF		
PLUMBING	.01	4
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.26	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.79	4
ELECTRICAL	1.60	4
GAS	.11	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	4
RDS/GNDS/SEC TOTAL	.50	4
RDS/GNDS TOTAL	.12	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	3
RDS/GNDS OTHER	.07	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.42	4
SEC PAYROLL	.38	4
SEC CONTRACTS	.03	3
SEC OTHER	.03	3
ADMIN TOTAL	.59	4
PAYROLL	.06	4
MGMT FEES	.50	3
PROF FEES	.05	3
GEN OFC EXP	.07	4
OTHER ADM EXP	.03	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.85	4
REAL ESTATE TAX	1.64	4
BUILDING INS	.19	4
PERS PROP TAX		
OTHER TAX	.03	2
LEASING EXPENSES	.25	4
ADV/PROMOTION	.22	3
COMMISSIONS	.09	2
PROF FEES	.05	3
TENANT ALTS	.02	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.90	4
CLEANING		
REPAIR/MAINT	.45	4
RDS/GROUNDS		
SECURITY	.38	4
ADMINISTRATIVE	.06	4
TOTAL CONTRACTS	1.66	4
CLEANING	.63	4
REPAIR/MAINT	.43	4
RDS/GROUNDS	.05	3
SECURITY	.03	3
ADMINISTRATIVE	.64	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,224,709 SQ. FT.				1,180,532 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					15.36	13.16		
RETAIL AREA	2	17.45	17.38						
OTHER AREA									
TOTAL RENT	3	15.04	12.48						
MISCELLANEOUS	3	.09	.01						
TOTAL INCOME	3	15.13	12.48						
EXPENSE									
CLEANING	3	.78	.71			.79	.72		
REPAIR-MAINT	3	1.24	.89			1.25	.91		
UTILITIES	3	1.85	1.59			1.86	1.62		
RDS/GRNDS/SEC	3	.50	.49			.52	.53		
ADMINISTRATIVE	3	.59	.63			.61	.63		
TOTAL OPER EXP	3	4.96	4.76			5.14	4.83		
FIXED EXPENSES	3	1.89	1.96			1.96	2.01		
TOTAL OPER + FIX	3	6.85	6.74			7.10	6.84		
LEASING EXP	3	.23	.26						
TOTAL PAYROLL	3	.96	.67						
TOTAL CONTRACT	3	1.64	1.44						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	30657	3
AVG SQFT/RETAIL TENANT	1527	2
AVG SQFT/OFFICE WORKER	316	2
AVG % OFFICE OCCUPANCY	93.5	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	23.07	3
RENTABLE/GROSS SQFT	.86	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.78	3
PAYROLL		
CONTRACT	.67	3
SUP/MAT/MISC	.04	3
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	1.24	3
PAYROLL	.49	3
ELEVATOR	.24	3
HVAC	.16	3
ELECTRICAL	.04	3
STRUCT/ROOF		
PLUMBING	.01	3
FIRE/LIFE SFTY	.04	2
OTHER MAINT/SUP	.27	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.85	3
ELECTRICAL	1.64	3
GAS	.14	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	3
RDS/GNDS/SEC TOTAL	.50	3
RDS/GNDS TOTAL	.12	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	2
RDS/GNDS OTHER	.06	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.42	3
SEC PAYROLL	.39	3
SEC CONTRACTS	.03	2
SEC OTHER	.03	2
ADMIN TOTAL	.66	3
PAYROLL	.06	3
MGMT FEES	.65	2
PROF FEES	.05	2
GEN OFC EXP	.06	3
OTHER ADM EXP	.03	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.89	3
REAL ESTATE TAX	1.66	3
BUILDING INS	.19	3
PERS PROP TAX		
OTHER TAX	.03	2
LEASING EXPENSES	.23	3
ADV/PROMOTION	.21	2
COMMISSIONS	.06	2
PROF FEES	.03	2
TENANT ALTS	.03	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.96	3
CLEANING		
REPAIR/MAINT	.49	3
RDS/GROUNDS		
SECURITY	.39	3
ADMINISTRATIVE	.08	3
TOTAL CONTRACTS	1.64	3
CLEANING	.67	3
REPAIR/MAINT	.47	3
RDS/GROUNDS	.06	2
SECURITY	.03	2
ADMINISTRATIVE	.70	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Rochester, NY

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	736,631 SQ. FT.				700,897 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					14.72	12.06		
RETAIL AREA	2	11.80	17.98						
OTHER AREA									
TOTAL RENT	3	14.28	12.06						
MISCELLANEOUS									
TOTAL INCOME	3	14.70	12.06						
EXPENSE									
CLEANING	5	.88	.61			.88	.61		
REPAIR-MAINT	7	.68	.77	.25	1.06	.69	.77	.26	1.09
UTILITIES	6	2.09	1.85	1.44	2.31	2.09	1.85	1.44	2.31
RDS/GRNDS/SEC	6	.44	.33	.22	.54	.47	.36	.24	.56
ADMINISTRATIVE	7	.40	.61	.17	.83	.42	.61	.18	.91
TOTAL OPER EXP	5	4.87	3.80			5.10	3.80		
FIXED EXPENSES	7	1.33	1.27	.92	2.31	1.39	1.36	1.01	2.32
TOTAL OPER + FIX	5	6.59	5.94			6.90	5.97		
LEASING EXP	6	.31	.26	.06	.67				
TOTAL PAYROLL	7	.37	.33	.15	.72				
TOTAL CONTRACT	7	1.08	1.26	.36	1.72				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8737	7
AVG SQFT/RETAIL TENANT	1916	2
AVG SQFT/OFFICE WORKER	[illegible]	7
AVG % OFFICE OCCUPANCY	96.0	7
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	17.36	4
RENTABLE/GROSS SQFT	.90	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.88	5
PAYROLL		
CONTRACT	.72	5
SUP/MAT/MISC	.08	4
TRASH REMOVAL	.08	5
REPR/MAINT TOTAL	.68	7
PAYROLL	.22	7
ELEVATOR	.30	5
HVAC	.04	5
ELECTRICAL		
STRUCT/ROOF		
PLUMBING	.01	4
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.21	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.09	6
ELECTRICAL	1.61	6
GAS	.12	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	5
RDS/GNDS/SEC TOTAL	.44	6
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.43	6
SEC PAYROLL	.20	2
SEC CONTRACTS	.62	4
SEC OTHER		
ADMIN TOTAL	.40	7
PAYROLL	.41	2
MGMT FEES	.31	4
PROF FEES	.07	2
GEN OFC EXP	.12	5
OTHER ADM EXP	.06	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.33	7
REAL ESTATE TAX	1.15	7
BUILDING INS	.17	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.31	6
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.37	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.37	7
CLEANING		
REPAIR/MAINT	.22	7
RDS/GROUNDS		
SECURITY	.20	2
ADMINISTRATIVE	.41	2
TOTAL CONTRACTS	1.08	7
CLEANING	.72	5
REPAIR/MAINT	.36	6
RDS/GROUNDS		
SECURITY	.62	4
ADMINISTRATIVE	.33	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	493,771 SQ. FT.				444,191 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					15.09	15.06		
RETAIL AREA	2	11.80	17.98						
OTHER AREA									
TOTAL RENT	2	14.56	15.06						
MISCELLANEOUS									
TOTAL INCOME	2	15.04	15.53						
EXPENSE									
CLEANING									
REPAIR-MAINT	3	.35	.49			.38	.49		
UTILITIES	2	1.80	1.77			1.80	1.77		
RDS/GRNDS/SEC	2	.22	.22			.24	.24		
ADMINISTRATIVE	3	.46	.65			.49	.65		
TOTAL OPER EXP									
FIXED EXPENSES	3	1.31	1.00			1.37	1.18		
TOTAL OPER + FIX									
LEASING EXP	2	.08	.06						
TOTAL PAYROLL	3	.38	.33						
TOTAL CONTRACT	3	.53	.66						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6339	3
AVG SQFT/RETAIL TENANT	1916	2
AVG SQFT/OFFICE WORKER	189	3
AVG % OFFICE OCCUPANCY	93.8	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	17.65	3
RENTABLE/GROSS SQFT	1.00	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	.35	3
PAYROLL	.14	3
ELEVATOR	.14	2
HVAC	.02	2
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.12	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.80	2
ELECTRICAL	1.24	2
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.22	2
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.20	2
SEC PAYROLL	.20	2
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.46	3
PAYROLL		
MGMT FEES	.30	3
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.31	3
REAL ESTATE TAX	1.19	3
BUILDING INS	.12	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.08	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.38	3
CLEANING		
REPAIR/MAINT	.14	3
RDS/GROUNDS		
SECURITY	.20	2
ADMINISTRATIVE		
TOTAL CONTRACTS	.53	3
CLEANING		
REPAIR/MAINT	.16	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.32	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Sacramento, CA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS 1,509,104 SQ. FT.					1,463,929 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	8					18.87	17.94	13.42	21.69
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	18.75	17.39	13.42	21.63				
MISCELLANEOUS	3	.27	.28						
TOTAL INCOME	8	18.88	17.61	13.42	21.91				
EXPENSE									
CLEANING	9	.74	.77	.74	.81	.75	.78	.74	.81
REPAIR-MAINT	9	.76	.78	.71	.85	.76	.78	.71	.85
UTILITIES	9	1.46	1.34	1.27	1.54	1.46	1.34	1.27	1.54
RDS/GRNDS/SEC	9	.30	.35	.28	.39	.31	.35	.29	.39
ADMINISTRATIVE	9	.98	.60	.46	1.37	.99	.60	.46	1.41
TOTAL OPER EXP	9	4.23	3.92	3.63	4.75	4.31	3.92	3.69	4.91
FIXED EXPENSES	9	1.62	1.26	.87	2.15	1.65	1.26	.88	2.16
TOTAL OPER+FIX	9	5.86	5.11	4.75	6.57	5.96	5.11	4.75	6.76
LEASING EXP	8	1.60	1.17	.65	2.15				
TOTAL PAYROLL	4	.54	.55	.47	.67				
TOTAL CONTRACT	6	2.02	2.17	1.82	2.63				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6755	9
AVG SQFT/RETAIL TENANT	5335	2
AVG SQFT/OFFICE WORKER	223	9
AVG % OFFICE OCCUPANCY	97.9	9
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	22.03	9
RENTABLE/GROSS SQFT	.94	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.73	6
PAYROLL		
CONTRACT	.66	6
SUP/MAT/MISC	.03	4
TRASH REMOVAL	.03	6
REPR/MAINT TOTAL	.78	6
PAYROLL	.26	4
ELEVATOR	.22	6
HVAC	.06	6
ELECTRICAL	.02	4
STRUCT/ROOF	.24	2
PLUMBING	.01	4
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.17	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.43	6
ELECTRICAL	1.32	6
GAS	.06	5
FUEL OIL	.00	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	6
RDS/GNDS/SEC TOTAL	.27	6
RDS/GNDS TOTAL	.06	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	6
RDS/GNDS OTHER	.03	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.19	5
SEC PAYROLL		
SEC CONTRACTS	.17	5
SEC OTHER	.04	3
ADMIN TOTAL	1.12	6
PAYROLL	.28	4
MGMT FEES	.96	5
PROF FEES	.07	5
GEN OFC EXP	.09	4
OTHER ADM EXP	.09	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.80	6
REAL ESTATE TAX	1.42	6
BUILDING INS	.37	6
PERS PROP TAX		
OTHER TAX	.02	5
LEASING EXPENSES	1.99	5
ADV/PROMOTION	.03	4
COMMISSIONS	.18	4
PROF FEES		
TENANT ALTS	1.93	4
BUY-OUTS		
OTHER LEASING	.02	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.54	4
CLEANING		
REPAIR/MAINT	.26	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.28	4
TOTAL CONTRACTS	2.02	6
CLEANING	.66	6
REPAIR/MAINT	.37	6
RDS/GROUNDS	.07	6
SECURITY	.17	5
ADMINISTRATIVE	.73	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS 471,397 SQ. FT.					471,397 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	11					12.69	13.66	9.77	14.15
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11	12.69	13.66	9.77	14.15				
MISCELLANEOUS									
TOTAL INCOME	11	12.69	13.66	9.77	14.15				
EXPENSE									
CLEANING	12	.72	.71	.60	.81	.72	.71	.60	.81
REPAIR-MAINT	12	.66	.57	.37	1.29	.66	.57	.37	1.29
UTILITIES	12	1.73	1.64	1.37	2.16	1.73	1.64	1.37	2.16
RDS/GRNDS/SEC	12	.67	.43	.35	.83	.67	.43	.35	.83
ADMINISTRATIVE	12	.55	.59	.38	.69	.55	.59	.38	.69
TOTAL OPER EXP	12	4.34	3.96	3.16	5.34	4.34	3.96	3.16	5.34
FIXED EXPENSES	12	.99	1.05	.73	1.24	.99	1.05	.73	1.24
TOTAL OPER+FIX	12	5.33	5.01	4.30	6.31	5.33	5.01	4.30	6.31
LEASING EXP	11	1.54	.83	.19	2.66				
TOTAL PAYROLL	4	.13	.10						
TOTAL CONTRACT	12	2.22	1.89	1.53	2.56				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	41	11
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	228	9
AVG % OFFICE OCCUPANCY	83.3	12
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.44	11
RENTABLE/GROSS SQFT	.92	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.72	12
PAYROLL		
CONTRACT	.60	12
SUP/MAT/MISC	.08	11
TRASH REMOVAL	.05	12
REPR/MAINT TOTAL	.66	12
PAYROLL	.13	4
ELEVATOR	.07	12
HVAC	.27	12
ELECTRICAL	.02	2
STRUCT/ROOF		
PLUMBING	.11	6
FIRE/LIFE SFTY	.03	4
OTHER MAINT/SUP	.23	11

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.73	12
ELECTRICAL	1.53	12
GAS	.24	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	12
RDS/GNDS/SEC TOTAL	.67	12
RDS/GNDS TOTAL	.46	11
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.45	11
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.42	6
SEC PAYROLL		
SEC CONTRACTS	.41	6
SEC OTHER		
ADMIN TOTAL	.55	12
PAYROLL		
MGMT FEES	.54	12
PROF FEES		
GEN OFC EXP	.01	4
OTHER ADM EXP	.01	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.99	12
REAL ESTATE TAX	.85	12
BUILDING INS	.21	8
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.54	11
ADV/PROMOTION	.01	7
COMMISSIONS	.32	11
PROF FEES	.04	4
TENANT ALTS	2.90	3
BUY-OUTS	.84	2
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.13	4
CLEANING		
REPAIR/MAINT	.13	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	2.22	12
CLEANING	.60	12
REPAIR/MAINT	.41	12
RDS/GROUNDS	.45	11
SECURITY	.41	6
ADMINISTRATIVE	.54	12

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Sacramento, CA

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	194,899 SQ. FT.				194,899 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					13.00	13.87	9.36	14.15
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	13.00	13.87	9.36	14.15				
MISCELLANEOUS									
TOTAL INCOME	5	13.00	13.87	9.36	14.15				
EXPENSE									
CLEANING	6	.73	.66	.62	.80	.73	.66	.62	.80
REPAIR-MAINT	6	.97	.89	.44	1.47	.97	.89	.44	1.47
UTILITIES	6	1.93	1.87	1.57	2.22	1.93	1.87	1.57	2.22
RDS/GRNDS/SEC	6	.66	.40	.37	.57	.66	.40	.37	.57
ADMINISTRATIVE	6	.55	.51	.41	.65	.55	.51	.41	.65
TOTAL OPER EXP	6	4.84	4.36	3.39	5.84	4.84	4.36	3.39	5.64
FIXED EXPENSES	6	.93	.95	.84	1.23	.93	.95	.84	1.23
TOTAL OPER+FIX	6	5.77	5.30	4.62	6.49	5.77	5.30	4.62	6.49
LEASING EXP	5	1.38	1.23	.12	2.66				
TOTAL PAYROLL									
TOTAL CONTRACT	6	2.43	2.20	1.60	2.52				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	227	6
AVG % OFFICE OCCUPANCY	88.3	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.55	5
RENTABLE/GROSS SQFT	.89	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.73	6
PAYROLL		
CONTRACT	.61	6
SUP/MAT/MISC	.07	6
TRASH REMOVAL	.05	6
REPR/MAINT TOTAL	.97	6
PAYROLL		
ELEVATOR	.10	6
HVAC	.36	6
ELECTRICAL		
STRUCT/ROOF		
PLUMBING	.33	2
FIRE/LIFE SFTY	.04	2
OTHER MAINT/SUP	.44	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.93	6
ELECTRICAL	1.62	6
GAS	.29	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	6
RDS/GNDS/SEC TOTAL	.66	6
RDS/GNDS TOTAL	.39	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.39	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.78	2
SEC PAYROLL		
SEC CONTRACTS	.78	2
SEC OTHER		
ADMIN TOTAL	.55	6
PAYROLL		
MGMT FEES	.53	6
PROF FEES		
GEN OFC EXP	.01	4
OTHER ADM EXP	.01	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.93	6
REAL ESTATE TAX	.72	6
BUILDING INS	.27	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.38	5
ADV/PROMOTION	.02	4
COMMISSIONS	.40	5
PROF FEES		
TENANT ALTS	1.25	2
BUY-OUTS	.84	2
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT.		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	2.43	6
CLEANING	.61	6
REPAIR/MAINT	.62	6
RDS/GROUNDS	.39	5
SECURITY	.78	2
ADMINISTRATIVE	.53	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Salt Lake City, UT

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	13 BLDS	1,496,358 SQ. FT.				1,454,394 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	11					9.22	8.10	6.83	8.94
RETAIL AREA	5	8.94	9.46	4.47	13.46				
OTHER AREA									
TOTAL RENT	12	9.12	7.93	6.95	8.94				
MISCELLANEOUS	8	.48	.06	.04	.29				
TOTAL INCOME	12	9.34	8.13	6.96	9.59				
EXPENSE									
CLEANING	13	.55	.60	.43	.63	.56	.60	.44	.66
REPAIR-MAINT	13	.60	.59	.41	.80	.61	.59	.41	.65
UTILITIES	13	1.85	1.80	1.35	2.06	1.87	1.80	1.43	2.06
RDS/GRNDS/SEC	12	.39	.15	.07	.26	.41	.15	.06	.26
ADMINISTRATIVE	12	.65	.49	.36	.82	.67	.54	.36	.83
TOTAL OPER EXP	13	4.00	3.65	3.22	4.10	4.13	3.86	3.34	4.29
FIXED EXPENSES	13	1.01	.80	.54	1.37	1.04	.80	.58	1.40
TOTAL OPER+FIX	13	5.02	4.53	4.01	5.35	5.17	4.67	4.17	5.35
LEASING EXP	13	.52	.45	.22	.86				
TOTAL PAYROLL	8	.68	.60	.44	.89				
TOTAL CONTRACT	13	1.10	1.16	.67	1.37				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5276	13
AVG SQFT/RETAIL TENANT	2157	5
AVG SQFT/OFFICE WORKER	264	12
AVG % OFFICE OCCUPANCY	83.8	13
AVG % RETAIL OCCUPANCY	73.9	5
AVG $ RATE YR-END RENT	12.21	13
RENTABLE/GROSS SQFT	.91	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.55	13
PAYROLL	.21	3
CONTRACT	.38	13
SUP/MAT/MISC	.06	11
TRASH REMOVAL	.03	11
REPR/MAINT TOTAL	.60	13
PAYROLL	.21	8
ELEVATOR	.16	11
HVAC	.09	13
ELECTRICAL	.02	7
STRUCT/ROOF	.03	4
PLUMBING	.03	7
FIRE/LIFE SFTY	.04	4
OTHER MAINT/SUP	.12	12

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.85	13
ELECTRICAL	1.50	13
GAS	.18	8
FUEL OIL		
PURCH STEAM	.85	2
PURCH CH WTR		
COAL		
WATER/SEWER	.05	12
RDS/GNDS/SEC TOTAL	.39	12
RDS/GNDS TOTAL	.39	9
RDS/GNDS PAYRL	.09	2
RDS/GNDS CONTR	.44	8
RDS/GNDS OTHER	.02	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.16	8
SEC PAYROLL	.21	3
SEC CONTRACTS	.05	6
SEC OTHER	.00	4
ADMIN TOTAL	.65	12
PAYROLL	.24	7
MGMT FEES	.19	9
PROF FEES	.13	5
GEN OFC EXP	.09	9
OTHER ADM EXP	.23	9

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.08	11
REAL ESTATE TAX	.84	11
BUILDING INS	.21	12
PERS PROP TAX	.10	5
OTHER TAX	.05	5
LEASING EXPENSES	.52	13
ADV/PROMOTION	.06	8
COMMISSIONS	.10	9
PROF FEES		
TENANT ALTS	.45	12
BUY-OUTS		
OTHER LEASING	.00	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.68	8
CLEANING	.21	3
REPAIR/MAINT	.21	8
RDS/GROUNDS	.09	2
SECURITY	.21	3
ADMINISTRATIVE	.24	7
TOTAL CONTRACTS	1.10	13
CLEANING	.38	13
REPAIR/MAINT	.30	13
RDS/GROUNDS	.44	8
SECURITY	.05	6
ADMINISTRATIVE	.27	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Salt Lake City, UT

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	98,882 SQ. FT.				95,677 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					8.42	7.93	6.85	9.00
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	8.44	7.75	6.82	9.17				
MISCELLANEOUS	4	.15	.08	.03	.29				
TOTAL INCOME	5	8.56	8.10	6.93	9.20				
EXPENSE									
CLEANING	5	.57	.61	.40	.75	.59	.61	.42	.75
REPAIR-MAINT	5	.55	.47	.40	.81	.55	.47	.40	.81
UTILITIES	5	1.93	1.93	1.57	2.23	1.93	1.93	1.57	2.23
RDS/GRNDS/SEC	4	.12	.13	.10	.15	.12	.13	.11	.15
ADMINISTRATIVE	4	.41	.40	.36	.45	.42	.42	.36	.47
TOTAL OPER EXP	5	3.50	3.51	3.22	3.78	3.62	3.65	3.22	3.87
FIXED EXPENSES	5	.85	.80	.64	.97	.88	.80	.64	1.02
TOTAL OPER+FIX	5	4.35	4.53	3.86	4.63	4.50	4.58	3.86	4.83
LEASING EXP	5	.88	.63	.18	1.86				
TOTAL PAYROLL									
TOTAL CONTRACT	5	1.19	1.28	.95	1.32				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2056	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	269	5
AVG % OFFICE OCCUPANCY	81.7	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.71	5
RENTABLE/GROSS SQFT	.91	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.67	5
PAYROLL		
CONTRACT	.45	5
SUP/MAT/MISC	.10	4
TRASH REMOVAL	.03	5
REPR/MAINT TOTAL	.55	5
PAYROLL		
ELEVATOR	.10	3
HVAC	.21	5
ELECTRICAL	.05	2
STRUCT/ROOF	.01	3
PLUMBING	.03	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.22	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.93	5
ELECTRICAL	1.77	5
GAS	.17	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	5
RDS/GNDS/SEC TOTAL	.12	4
RDS/GNDS TOTAL	.09	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	4
RDS/GNDS OTHER	.03	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER	.01	2
ADMIN TOTAL	.41	4
PAYROLL		
MGMT FEES	.39	4
PROF FEES		
GEN OFC EXP	.01	2
OTHER ADM EXP	.01	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.85	5
REAL ESTATE TAX	.76	5
BUILDING INS	.09	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.88	5
ADV/PROMOTION	.03	3
COMMISSIONS	.12	3
PROF FEES		
TENANT ALTS	.79	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.19	5
CLEANING	.45	5
REPAIR/MAINT	.33	5
RDS/GROUNDS	.07	4
SECURITY		
ADMINISTRATIVE	.30	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	225,962 SQ. FT.				206,558 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					6.01	6.60		
RETAIL AREA	3	9.63	9.46						
OTHER AREA									
TOTAL RENT	3	6.13	6.94						
MISCELLANEOUS	2	.06	.06						
TOTAL INCOME	3	6.17	6.96						
EXPENSE									
CLEANING	3	.42	.43			.45	.44		
REPAIR-MAINT	3	.80	.80			.84	.80		
UTILITIES	3	1.38	1.31			1.45	1.53		
RDS/GRNDS/SEC	3	.20	.07			.22	.07		
ADMINISTRATIVE	3	.79	.66			.86	.71		
TOTAL OPER EXP	3	3.59	3.90			3.93	3.94		
FIXED EXPENSES	3	.72	.61			.79	.62		
TOTAL OPER+FIX	3	4.31	4.51			4.72	4.56		
LEASING EXP	3	.37	.28						
TOTAL PAYROLL	3	.60	.40						
TOTAL CONTRACT	3	1.22	1.38						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1545	3
AVG SQFT/RETAIL TENANT	1554	3
AVG SQFT/OFFICE WORKER	336	3
AVG % OFFICE OCCUPANCY	69.6	3
AVG % RETAIL OCCUPANCY	96.9	3
AVG $ RATE YR-END RENT	9.26	3
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.42	3
PAYROLL		
CONTRACT	.37	3
SUP/MAT/MISC	.02	2
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	.80	3
PAYROLL	.32	3
ELEVATOR	.12	3
HVAC	.15	3
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.20	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.38	3
ELECTRICAL	1.10	3
GAS	.23	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	.20	3
RDS/GNDS TOTAL	.21	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.20	2
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.06	3
SEC PAYROLL		
SEC CONTRACTS	.06	3
SEC OTHER		
ADMIN TOTAL	.79	3
PAYROLL	.38	2
MGMT FEES	.28	2
PROF FEES	.18	3
GEN OFC EXP	.07	3
OTHER ADM EXP	.07	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS	.17	2
PERS PROP TAX	.22	3
OTHER TAX	.07	3
LEASING EXPENSES	.37	3
ADV/PROMOTION	.17	3
COMMISSIONS	.03	3
PROF FEES		
TENANT ALTS	.26	2
BUY-OUTS		
OTHER LEASING	.00	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.60	3
CLEANING		
REPAIR/MAINT	.32	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.38	2
TOTAL CONTRACTS	1.22	3
CLEANING	.37	3
REPAIR/MAINT	.29	3
RDS/GROUNDS	.20	2
SECURITY	.06	3
ADMINISTRATIVE	.37	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Salt Lake City, UT

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	866,399 SQ. FT.				845,064 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					10.48	8.86		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	10.34	8.86						
MISCELLANEOUS	2	.76	.66						
TOTAL INCOME	3	10.75	10.15						
EXPENSE									
CLEANING	4	.55	.60	.51	.61	.56	.61	.52	.65
REPAIR-MAINT	4	.62	.65	.48	.75	.63	.65	.48	.80
UTILITIES	4	1.98	1.72	1.23	2.41	1.98	1.72	1.23	2.41
RDS/GRNDS/SEC	4	.21	.20	.10	.26	.21	.20	.10	.26
ADMINISTRATIVE	4	.65	.64	.31	1.00	.67	.64	.31	1.09
TOTAL OPER EXP	4	3.95	3.63	3.06	4.48	4.05	3.94	3.18	4.66
FIXED EXPENSES	4	.95	.99	.38	1.60	.98	1.03	.42	1.60
TOTAL OPER+FIX	4	4.90	4.76	4.18	5.35	5.03	4.97	4.52	5.35
LEASING EXP	4	.54	.33	.17	1.02				
TOTAL PAYROLL	4	.77	.73	.60	1.07				
TOTAL CONTRACT	4	.70	.67	.56	.79				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9006	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	275	4
AVG % OFFICE OCCUPANCY	85.3	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.26	4
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.55	4
PAYROLL	.21	3
CONTRACT	.32	4
SUP/MAT/MISC	.07	4
TRASH REMOVAL	.03	2
REPR/MAINT TOTAL	.62	4
PAYROLL	.20	4
ELEVATOR	.17	4
HVAC	.07	4
ELECTRICAL	.02	3
STRUCT/ROOF		
PLUMBING	.06	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.13	3

DETAIL.*	AVERAGE	BLDS
UTILITIES TOTAL	1.98	4
ELECTRICAL	1.48	4
GAS		
FUEL OIL		
PURCH STEAM	.85	2
PURCH CH WTR		
COAL		
WATER/SEWER	.05	3
RDS/GNDS/SEC TOTAL	.21	4
RDS/GNDS TOTAL	.09	2
RDS/GNDS PAYRL	.09	2
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.21	3
SEC PAYROLL	.24	2
SEC CONTRACTS	.04	2
SEC OTHER	.00	2
ADMIN TOTAL	.65	4
PAYROLL	.23	4
MGMT FEES	.13	2
PROF FEES		
GEN OFC EXP	.11	3
OTHER ADM EXP	.39	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.96	4
REAL ESTATE TAX	.69	4
BUILDING INS	.22	4
PERS PROP TAX	.04	2
OTHER TAX	.03	2
LEASING EXPENSES	.54	4
ADV/PROMOTION		
COMMISSIONS	.11	2
PROF FEES		
TENANT ALTS	.49	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.77	4
CLEANING	.21	3
REPAIR/MAINT	.20	4
RDS/GROUNDS	.09	2
SECURITY	.24	2
ADMINISTRATIVE	.23	4
TOTAL CONTRACTS	.70	4
CLEANING	.32	4
REPAIR/MAINT	.31	4
RDS/GROUNDS		
SECURITY	.04	2
ADMINISTRATIVE	.13	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	560,212 SQ. FT.				560,212 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					14.50	7.82		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	14.50	7.82						
MISCELLANEOUS									
TOTAL INCOME	3	14.60	8.42						
EXPENSE									
CLEANING	4	1.05	.88	.55	1.18	1.05	.88	.55	1.18
REPAIR-MAINT	4	1.45	1.48	.95	1.72	1.45	1.48	.95	1.72
UTILITIES	4	2.28	1.81	1.62	2.47	2.28	1.81	1.62	2.47
RDS/GRNDS/SEC	4	1.28	.78	.26	1.45	1.28	.78	.26	1.45
ADMINISTRATIVE	3	.59	.51			.59	.51		
TOTAL OPER EXP	4	6.85	4.96	3.77	7.62	6.85	4.96	3.77	7.62
FIXED EXPENSES	4	1.81	1.46	1.08	1.84	1.81	1.46	1.08	1.84
TOTAL OPER+FIX	4	8.66	6.43	4.85	9.46	8.66	6.43	4.85	9.46
LEASING EXP	3	.03	.12						
TOTAL PAYROLL	2	3.20	3.32						
TOTAL CONTRACT	4	.92	1.04	.70	1.31				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10086	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	299	3
AVG % OFFICE OCCUPANCY	96.8	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.32	3
RENTABLE/GROSS SQFT	.87	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.05	4
PAYROLL		
CONTRACT	.58	4
SUP/MAT/MISC	.08	4
TRASH REMOVAL	.06	4
REPR/MAINT TOTAL	1.45	4
PAYROLL	1.38	2
ELEVATOR	.08	3
HVAC	.10	3
ELECTRICAL	.07	2
STRUCT/ROOF		
PLUMBING	.01	2
FIRE/LIFE SFTY	.00	2
OTHER MAINT/SUP	.12	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.28	4
ELECTRICAL	2.08	4
GAS	.16	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	3
RDS/GNDS/SEC TOTAL	1.28	4
RDS/GNDS TOTAL	.25	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.25	2
RDS/GNDS OTHER	.03	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	1.29	2
SEC PAYROLL	1.11	2
SEC CONTRACTS		
SEC OTHER	.03	3
ADMIN TOTAL	.88	3
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP	.05	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.81	4
REAL ESTATE TAX	1.18	4
BUILDING INS	.28	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.03	3
ADV/PROMOTION	.02	2
COMMISSIONS		
PROF FEES		
TENANT ALTS	.02	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	3.20	2
CLEANING		
REPAIR/MAINT	1.38	2
RDS/GROUNDS		
SECURITY	1.11	2
ADMINISTRATIVE		
TOTAL CONTRACTS	.92	4
CLEANING	.58	4
REPAIR/MAINT	.18	4
RDS/GROUNDS	.25	2
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

San Antonio, TX

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS	2,576,466 SQ. FT.				2,490,988 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					9.73	11.49	7.49	11.69
RETAIL AREA	5	10.15	5.25	4.19	13.96				
OTHER AREA	2	.83	7.00						
TOTAL RENT	12	9.75	10.62	7.66	11.86				
MISCELLANEOUS	9	.07	.03	.01	.06				
TOTAL INCOME	13	9.58	10.18	7.42	11.94				
EXPENSE									
CLEANING	14	.67	.60	.46	.82	.68	.60	.49	.82
REPAIR-MAINT	14	.82	.77	.60	1.20	.83	.78	.63	1.20
UTILITIES	14	1.43	1.37	1.28	1.54	1.44	1.38	1.28	1.64
RDS/GRNDS/SEC	11	.30	.18	.11	.38	.31	.18	.11	.39
ADMINISTRATIVE	13	.79	.90	.70	1.00	.82	.94	.70	1.03
TOTAL OPER EXP	14	3.92	3.89	3.62	4.21	4.05	3.99	3.72	4.63
FIXED EXPENSES	13	1.71	1.68	1.26	2.03	1.77	1.71	1.28	2.14
TOTAL OPER+FIX	13	5.60	5.57	5.16	6.92	6.01	5.57	5.32	7.31
LEASING EXP	13	.70	.39	.10	.97				
TOTAL PAYROLL	12	.74	.65	.48	.92				
TOTAL CONTRACT	14	1.37	1.40	1.24	1.63				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8540	13
AVG SQFT/RETAIL TENANT	1801	6
AVG SQFT/OFFICE WORKER	420	10
AVG % OFFICE OCCUPANCY	78.6	14
AVG % RETAIL OCCUPANCY	90.2	6
AVG $ RATE YR-END RENT	13.53	12
RENTABLE/GROSS SQFT	.91	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.69	13
PAYROLL	1.06	3
CONTRACT	.51	11
SUP/MAT/MISC	.10	10
TRASH REMOVAL	.03	12
REPR/MAINT TOTAL	.82	14
PAYROLL	.28	11
ELEVATOR	.20	14
HVAC	.14	14
ELECTRICAL	.06	11
STRUCT/ROOF	.06	5
PLUMBING	.04	10
FIRE/LIFE SFTY	.01	9
OTHER MAINT/SUP	.13	14

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.43	14
ELECTRICAL	1.30	14
GAS	.10	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	14
RDS/GNDS/SEC TOTAL	.30	11
RDS/GNDS TOTAL	.23	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	4
RDS/GNDS OTHER	.02	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.22	10
SEC PAYROLL		
SEC CONTRACTS	.19	10
SEC OTHER	.09	4
ADMIN TOTAL	.79	13
PAYROLL	.36	11
MGMT FEES	.39	8
PROF FEES	.09	11
GEN OFC EXP	.07	13
OTHER ADM EXP	.11	10

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.71	13
REAL ESTATE TAX	1.54	13
BUILDING INS	.13	13
PERS PROP TAX	.00	4
OTHER TAX	.06	7
LEASING EXPENSES	.70	13
ADV/PROMOTION	.01	8
COMMISSIONS	.19	9
PROF FEES	.11	3
TENANT ALTS	.67	8
BUY-OUTS		
OTHER LEASING	.37	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.74	12
CLEANING	1.06	3
REPAIR/MAINT	.28	11
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.36	11
TOTAL CONTRACTS	1.37	14
CLEANING	.51	11
REPAIR/MAINT	.45	14
RDS/GROUNDS	.07	4
SECURITY	.19	10
ADMINISTRATIVE	.40	11

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	1,878,313 SQ. FT.				1,807,875 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					9.49	8.73	7.05	11.65
RETAIL AREA	5	10.15	5.25	4.19	13.96				
OTHER AREA	2	.83	7.00						
TOTAL RENT	9	9.54	9.90	6.99	11.48				
MISCELLANEOUS	8	.07	.04	.01	.08				
TOTAL INCOME	10	9.37	8.95	7.41	11.07				
EXPENSE									
CLEANING	10	.60	.57	.46	.74	.61	.57	.49	.74
REPAIR-MAINT	10	.82	.76	.60	.85	.84	.77	.63	.86
UTILITIES	10	1.49	1.43	1.28	1.64	1.51	1.46	1.28	1.64
RDS/GRNDS/SEC	9	.26	.17	.04	.45	.27	.17	.05	.46
ADMINISTRATIVE	9	.82	.91	.79	1.01	.86	1.02	.81	1.04
TOTAL OPER EXP	10	3.89	3.89	3.63	4.10	4.04	3.99	3.86	4.29
FIXED EXPENSES	9	1.55	1.57	1.12	1.82	1.62	1.66	1.18	1.93
TOTAL OPER+FIX	9	5.69	5.37	5.16	5.97	5.93	5.52	5.32	6.51
LEASING EXP	9	.92	.61	.16	1.45				
TOTAL PAYROLL	9	.60	.57	.47	.82				
TOTAL CONTRACT	10	1.39	1.45	1.35	1.67				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3489	9
AVG SQFT/RETAIL TENANT	1801	6
AVG SQFT/OFFICE WORKER	403	8
AVG % OFFICE OCCUPANCY	76.2	10
AVG % RETAIL OCCUPANCY	90.2	6
AVG $ RATE YR-END RENT	12.04	8
RENTABLE/GROSS SQFT	.91	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.62	9
PAYROLL		
CONTRACT	.54	9
SUP/MAT/MISC	.06	6
TRASH REMOVAL	.03	8
REPR/MAINT TOTAL	.82	10
PAYROLL	.28	8
ELEVATOR	.19	10
HVAC	.15	10
ELECTRICAL	.04	7
STRUCT/ROOF	.09	3
PLUMBING	.02	8
FIRE/LIFE SFTY	.01	6
OTHER MAINT/SUP	.16	10

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.49	10
ELECTRICAL	1.34	10
GAS	.10	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	10
RDS/GNDS/SEC TOTAL	.26	9
RDS/GNDS TOTAL	.09	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	3
RDS/GNDS OTHER	.02	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.23	9
SEC PAYROLL		
SEC CONTRACTS	.19	9
SEC OTHER	.09	4
ADMIN TOTAL	.82	9
PAYROLL	.34	9
MGMT FEES	.35	6
PROF FEES	.06	8
GEN OFC EXP	.06	9
OTHER ADM EXP	.11	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.55	9
REAL ESTATE TAX	1.42	9
BUILDING INS	.12	9
PERS PROP TAX	.00	2
OTHER TAX	.02	4
LEASING EXPENSES	.92	9
ADV/PROMOTION	.02	5
COMMISSIONS	.19	6
PROF FEES	.13	2
TENANT ALTS	.86	7
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.60	9
CLEANING		
REPAIR/MAINT	.28	8
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.34	9
TOTAL CONTRACTS	1.39	10
CLEANING	.54	9
REPAIR/MAINT	.43	10
RDS/GROUNDS	.07	3
SECURITY	.19	9
ADMINISTRATIVE	.34	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

San Antonio, TX

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	21 BLDS	2,465,400 SQ. FT.				2,439,274 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	21					9.96	9.82	7.97	11.32
RETAIL AREA									
OTHER AREA									
TOTAL RENT	21	9.93	9.79	7.97	11.24				
MISCELLANEOUS	16	.19	.06	.04	.31				
TOTAL INCOME	21	10.10	9.89	8.15	11.25				
EXPENSE									
CLEANING	21	.60	.56	.50	.67	.60	.56	.50	.67
REPAIR-MAINT	21	.78	.73	.66	.92	.78	.73	.66	.92
UTILITIES	21	1.35	1.26	1.14	1.53	1.35	1.26	1.14	1.53
RDS/GRNDS/SEC	20	.33	.26	.17	.45	.33	.26	.17	.45
ADMINISTRATIVE	21	.91	.95	.76	1.06	.92	.95	.76	1.06
TOTAL OPER EXP	21	3.95	4.00	3.43	4.37	3.99	4.00	3.43	4.37
FIXED EXPENSES	21	1.58	1.39	1.32	1.70	1.60	1.40	1.32	1.70
TOTAL OPER+FIX	21	5.53	5.30	4.87	5.89	5.59	5.30	4.87	5.89
LEASING EXP	21	1.01	.64	.19	1.49				
TOTAL PAYROLL	18	.72	.67	.55	.83				
TOTAL CONTRACT	18	1.40	1.43	1.22	1.64				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4359	20
AVG SQFT/RETAIL TENANT	989	2
AVG SQFT/OFFICE WORKER	328	18
AVG % OFFICE OCCUPANCY	78.9	21
AVG % RETAIL OCCUPANCY	79.6	2
AVG $ RATE YR-END RENT	11.11	21
RENTABLE/GROSS SQFT	.95	20

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.60	18
PAYROLL	.06	3
CONTRACT	.51	18
SUP/MAT/MISC	.06	16
TRASH REMOVAL	.02	17
REPR/MAINT TOTAL	.78	18
PAYROLL	.31	18
ELEVATOR	.09	18
HVAC	.11	18
ELECTRICAL	.05	18
STRUCT/ROOF	.02	11
PLUMBING	.02	18
FIRE/LIFE SFTY	.04	15
OTHER MAINT/SUP	.17	17

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.35	18
ELECTRICAL	1.27	18
GAS	.06	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	17
RDS/GNDS/SEC TOTAL	.32	17
RDS/GNDS TOTAL	.14	16
RDS/GNDS PAYRL	.07	4
RDS/GNDS CONTR	.06	14
RDS/GNDS OTHER	.06	15

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.20	16
SEC PAYROLL		
SEC CONTRACTS	.19	16
SEC OTHER	.02	5
ADMIN TOTAL	.92	18
PAYROLL	.37	18
MGMT FEES	.34	18
PROF FEES	.06	14
GEN OFC EXP	.11	18
OTHER ADM EXP	.11	13

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.58	18
REAL ESTATE TAX	1.42	18
BUILDING INS	.10	18
PERS PROP TAX	.12	8
OTHER TAX	.07	2
LEASING EXPENSES	1.03	18
ADV/PROMOTION	.06	15
COMMISSIONS	.29	13
PROF FEES	.07	10
TENANT ALTS	.95	14
BUY-OUTS		
OTHER LEASING	.02	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.72	18
CLEANING	.06	3
REPAIR/MAINT	.31	18
RDS/GROUNDS	.07	4
SECURITY		
ADMINISTRATIVE	.37	18
TOTAL CONTRACTS	1.40	18
CLEANING	.51	18
REPAIR/MAINT	.31	18
RDS/GROUNDS	.08	14
SECURITY	.19	16
ADMINISTRATIVE	.35	18

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	223,139 SQ. FT.				223,139 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					8.82	8.80		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	8.82	8.80						
MISCELLANEOUS	3	.27	.33						
TOTAL INCOME	3	9.09	9.21						
EXPENSE									
CLEANING	3	.57	.54			.57	.54		
REPAIR-MAINT	3	1.00	.96			1.00	.96		
UTILITIES	3	1.53	1.50			1.53	1.50		
RDS/GRNDS/SEC	3	.41	.38			.41	.38		
ADMINISTRATIVE	3	1.09	1.06			1.09	1.06		
TOTAL OPER EXP	3	4.60	4.44			4.60	4.44		
FIXED EXPENSES	3	1.49	1.35			1.49	1.35		
TOTAL OPER+FIX	3	6.10	5.75			6.10	5.75		
LEASING EXP	3	1.31	1.40						
TOTAL PAYROLL	3	.80	.63						
TOTAL CONTRACT	3	1.65	1.60						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2271	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	292	2
AVG % OFFICE OCCUPANCY	81.4	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.09	3
RENTABLE/GROSS SQFT	.90	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.57	3
PAYROLL		
CONTRACT	.46	3
SUP/MAT/MISC	.06	2
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	1.00	3
PAYROLL	.25	3
ELEVATOR	.06	3
HVAC	.30	3
ELECTRICAL	.07	3
STRUCT/ROOF	.03	2
PLUMBING	.05	3
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.21	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.53	3
ELECTRICAL	1.43	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	3
RDS/GNDS/SEC TOTAL	.41	3
RDS/GNDS TOTAL	.23	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.13	3
RDS/GNDS OTHER	.10	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.18	3
SEC PAYROLL		
SEC CONTRACTS	.18	3
SEC OTHER		
ADMIN TOTAL	1.09	3
PAYROLL	.53	3
MGMT FEES	.37	2
PROF FEES	.08	3
GEN OFC EXP	.05	3
OTHER ADM EXP	.28	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.49	3
REAL ESTATE TAX	1.32	3
BUILDING INS	.13	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.31	3
ADV/PROMOTION	.01	2
COMMISSIONS	.21	3
PROF FEES		
TENANT ALTS	1.05	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.80	3
CLEANING		
REPAIR/MAINT	.25	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.53	3
TOTAL CONTRACTS	1.65	3
CLEANING	.46	3
REPAIR/MAINT	.54	3
RDS/GROUNDS	.13	3
SECURITY	.18	3
ADMINISTRATIVE	.34	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

San Antonio, TX

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	1,965,036 SQ. FT.				1,968,912 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	12					10.21	10.12	7.94	12.26
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12	10.14	10.07	7.94	12.26				
MISCELLANEOUS	11	.19	.05	.03	.28				
TOTAL INCOME	12	10.32	10.21	8.06	12.43				
EXPENSE									
CLEANING	12	.61	.55	.50	.70	.61	.55	.50	.70
REPAIR-MAINT	12	.76	.71	.67	.86	.76	.71	.67	.86
UTILITIES	12	1.33	1.16	1.09	1.34	1.33	1.16	1.09	1.34
RDS/GRNDS/SEC	11	.30	.20	.16	.29	.30	.21	.16	.29
ADMINISTRATIVE	12	.90	.95	.71	1.06	.91	.96	.71	1.06
TOTAL OPER EXP	12	3.87	3.73	3.41	4.20	3.92	3.73	3.41	4.22
FIXED EXPENSES	12	1.63	1.48	1.35	1.80	1.65	1.48	1.36	1.80
TOTAL OPER+FIX	12	5.50	5.06	4.82	5.97	5.57	5.06	4.82	5.97
LEASING EXP	12	1.06	.72	.33	1.61				
TOTAL PAYROLL	12	.71	.71	.63	.83				
TOTAL CONTRACT	12	1.36	1.32	1.16	1.64				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4813	12
AVG SQFT/RETAIL TENANT	969	2
AVG SQFT/OFFICE WORKER	327	10
AVG % OFFICE OCCUPANCY	79.4	12
AVG % RETAIL OCCUPANCY	79.6	2
AVG $ RATE YR-END RENT	11.35	12
RENTABLE/GROSS SQFT	.96	11

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.61	12
PAYROLL	.06	2
CONTRACT	.52	12
SUP/MAT/MISC	.06	11
TRASH REMOVAL	.02	11
REPR/MAINT TOTAL	.76	12
PAYROLL	.32	12
ELEVATOR	.09	12
HVAC	.06	12
ELECTRICAL	.05	12
STRUCT/ROOF	.02	9
PLUMBING	.01	12
FIRE/LIFE SFTY	.04	10
OTHER MAINT/SUP	.17	11

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.33	12
ELECTRICAL	1.27	12
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	11
RDS/GNDS/SEC TOTAL	.30	11
RDS/GNDS TOTAL	.12	10
RDS/GNDS PAYRL	.04	2
RDS/GNDS CONTR	.07	10
RDS/GNDS OTHER	.04	9

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.20	10
SEC PAYROLL		
SEC CONTRACTS	.19	10
SEC OTHER	.02	5
ADMIN TOTAL	.90	12
PAYROLL	.36	12
MGMT FEES	.33	11
PROF FEES	.06	9
GEN OFC EXP	.11	12
OTHER ADM EXP	.11	9

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.63	12
REAL ESTATE TAX	1.47	12
BUILDING INS	.09	12
PERS PROP TAX	.15	5
OTHER TAX		
LEASING EXPENSES	1.06	12
ADV/PROMOTION	.11	9
COMMISSIONS	.32	8
PROF FEES	.06	7
TENANT ALTS	.94	10
BUY-OUTS		
OTHER LEASING	.01	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.71	12
CLEANING	.06	2
REPAIR/MAINT	.32	12
RDS/GROUNDS	.04	2
SECURITY		
ADMINISTRATIVE	.36	12
TOTAL CONTRACTS	1.38	12
CLEANING	.52	12
REPAIR/MAINT	.29	12
RDS/GROUNDS	.07	10
SECURITY	.19	10
ADMINISTRATIVE	.34	12

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

San Diego, CA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	2,390,845 SQ. FT.				2,284,064 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	10					12.31	12.11	8.66	13.75
RETAIL AREA	4	17.03	16.40	13.51	18.34				
OTHER AREA									
TOTAL RENT	10	12.51	12.11	8.73	14.77				
MISCELLANEOUS	7	.72	.40	.12	.97				
TOTAL INCOME	10	13.10	12.12	9.14	15.00				
EXPENSE									
CLEANING	11	.95	.93	.67	1.03	.95	.93	.66	1.03
REPAIR-MAINT	11	1.47	1.36	1.03	1.92	1.48	1.39	1.03	1.92
UTILITIES	11	2.06	1.85	1.79	2.53	2.09	1.35	1.80	2.53
RDS/GRNDS/SEC	10	.40	.44	.32	.50	.42	.46	.32	.52
ADMINISTRATIVE	10	.69	.77	.56	.80	.73	.80	.56	.90
TOTAL OPER EXP	11	5.55	5.22	4.28	6.83	5.81	5.86	4.56	6.86
FIXED EXPENSES	10	1.39	1.06	.91	1.53	1.46	1.16	.91	1.53
TOTAL OPER+FIX	10	7.06	6.80	5.81	8.71	7.42	6.99	5.81	8.71
LEASING EXP	10	1.52	.86	.16	1.73				
TOTAL PAYROLL	9	1.13	.94	.46	2.28				
TOTAL CONTRACT	10	1.74	1.77	1.42	2.06				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6252	10
AVG SQFT/RETAIL TENANT	8159	4
AVG SQFT/OFFICE WORKER	249	10
AVG % OFFICE OCCUPANCY	91.5	11
AVG % RETAIL OCCUPANCY	90.3	4
AVG $ RATE YR-END RENT	21.12	10
RENTABLE/GROSS SQFT	.91	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.99	9
PAYROLL	.76	3
CONTRACT	.71	7
SUP/MAT/MISC	.09	7
TRASH REMOVAL	.04	7
REPR/MAINT TOTAL	1.49	10
PAYROLL	.56	8
ELEVATOR	.24	10
HVAC	.19	10
ELECTRICAL	.12	9
STRUCT/ROOF	.07	4
PLUMBING	.06	8
FIRE/LIFE SFTY	.03	8
OTHER MAINT/SUP	.36	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.10	10
ELECTRICAL	1.80	10
GAS	.07	5
FUEL OIL	.02	2
PURCH STEAM	.07	3
PURCH CH WTR	.62	2
COAL		
WATER/SEWER	.09	10
RDS/GNDS/SEC TOTAL	.37	9
RDS/GNDS TOTAL	.04	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	5
RDS/GNDS OTHER	.01	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	8
SEC PAYROLL	.41	3
SEC CONTRACTS	.32	5
SEC OTHER	.16	2
ADMIN TOTAL	.72	9
PAYROLL	.38	7
MGMT FEES	.30	8
PROF FEES	.02	5
GEN OFC EXP	.10	8
OTHER ADM EXP	.03	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.43	9
REAL ESTATE TAX	1.09	9
BUILDING INS	.34	9
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.61	9
ADV/PROMOTION	.02	4
COMMISSIONS	.28	9
PROF FEES	.04	4
TENANT ALTS	1.46	7
BUY-OUTS		
OTHER LEASING	.02	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.13	9
CLEANING	.76	3
REPAIR/MAINT	.56	8
RDS/GROUNDS		
SECURITY	.41	3
ADMINISTRATIVE	.38	7
TOTAL CONTRACTS	1.74	10
CLEANING	.71	7
REPAIR/MAINT	.06	10
RDS/GROUNDS	.03	5
SECURITY	.32	5
ADMINISTRATIVE	.31	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

San Diego, CA

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	1,867,878 SQ. FT.				1,779,861 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					10.73	11.89	8.36	13.29
RETAIL AREA	3	17.16	16.11						
OTHER AREA									
TOTAL RENT	9	10.99	11.89	8.66	13.80				
MISCELLANEOUS	6	.47	.31	.02	.61				
TOTAL INCOME	9	11.35	11.89	8.87	14.89				
EXPENSE									
CLEANING	10	1.03	.94	.70	1.09	1.03	.94	.70	1.09
REPAIR-MAINT	10	1.51	1.38	.82	2.28	1.51	1.38	.82	2.28
UTILITIES	10	2.18	1.97	1.84	2.84	2.18	1.97	1.84	2.84
RDS/GRNDS/SEC	9	.48	.46	.37	.60	.48	.46	.37	.63
ADMINISTRATIVE	9	.67	.77	.43	.85	.70	.80	.45	.91
TOTAL OPER EXP	10	5.78	5.54	4.10	7.53	6.04	6.00	4.47	7.53
FIXED EXPENSES	9	1.21	.96	.84	1.44	1.27	1.12	.84	1.44
TOTAL OPER+FIX	9	7.19	6.91	5.61	8.97	7.53	6.91	5.81	9.28
LEASING EXP	9	.97	.68	.15	1.51				
TOTAL PAYROLL	8	1.28	1.00	.56	2.28				
TOTAL CONTRACT	9	1.74	1.78	1.16	2.28				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5315	9
AVG SQFT/RETAIL TENANT	11146	3
AVG SQFT/OFFICE WORKER	232	9
AVG % OFFICE OCCUPANCY	91.6	10
AVG % RETAIL OCCUPANCY	93.2	3
AVG $ RATE YR-END RENT	20.05	9
RENTABLE/GROSS SQFT	.91	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.96	8
PAYROLL	.76	3
CONTRACT	.73	6
SUP/MAT/MISC	.09	7
TRASH REMOVAL	.04	7
REPR/MAINT TOTAL	1.53	9
PAYROLL	.64	7
ELEVATOR	.22	9
HVAC	.20	9
ELECTRICAL	.13	8
STRUCT/ROOF	.13	3
PLUMBING	.07	7
FIRE/LIFE SFTY	.04	7
OTHER MAINT/SUP	.33	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.21	9
ELECTRICAL	1.86	9
GAS	.06	4
FUEL OIL	.02	2
PURCH STEAM	.07	3
PURCH CH WTR	.62	2
COAL		
WATER/SEWER	.10	9
RDS/GNDS/SEC TOTAL	.42	8
RDS/GNDS TOTAL	.03	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	4
RDS/GNDS OTHER	.02	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.41	7
SEC PAYROLL	.41	3
SEC CONTRACTS	.42	4
SEC OTHER	.16	2
ADMIN TOTAL	.71	8
PAYROLL	.39	6
MGMT FEES	.33	7
PROF FEES	.02	5
GEN OFC EXP	.06	7
OTHER ADM EXP	.04	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.25	8
REAL ESTATE TAX	.96	8
BUILDING INS	.30	8
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.03	8
ADV/PROMOTION	.03	3
COMMISSIONS	.30	8
PROF FEES	.02	3
TENANT ALTS	.86	6
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.28	8
CLEANING	.76	3
REPAIR/MAINT	.64	7
RDS/GROUNDS		
SECURITY	.41	3
ADMINISTRATIVE	.39	6
TOTAL CONTRACTS	1.74	9
CLEANING	.73	6
REPAIR/MAINT	.69	9
RDS/GROUNDS	.03	4
SECURITY	.42	4
ADMINISTRATIVE	.34	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS	985,738 SQ. FT.				985,738 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					17.65	16.13	15.04	22.16
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12	17.65	16.13	15.04	22.16				
MISCELLANEOUS	5	.57	.30	.12	1.48				
TOTAL INCOME	12	17.85	16.24	15.69	22.31				
EXPENSE									
CLEANING	15	.89	.83	.63	1.09	.89	.83	.63	1.09
REPAIR-MAINT	15	1.02	.94	.40	2.08	1.02	.95	.40	2.08
UTILITIES	14	1.77	1.85	1.41	2.48	1.77	1.85	1.41	2.48
RDS/GRNDS/SEC	15	.40	.39	.18	.45	.40	.39	.18	.45
ADMINISTRATIVE	15	.85	.83	.63	1.02	.85	.83	.63	1.02
TOTAL OPER EXP	14	4.96	4.66	3.93	7.25	4.97	4.66	3.94	7.25
FIXED EXPENSES	15	1.49	1.01	.83	2.22	1.50	1.01	.83	2.22
TOTAL OPER+FIX	14	6.45	6.29	5.27	8.51	6.46	6.32	5.27	8.51
LEASING EXP	14	.54	.24	.11	.78				
TOTAL PAYROLL	8	.85	.85	.31	1.96				
TOTAL CONTRACT	15	1.74	1.91	1.47	2.16				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5601	12
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	286	11
AVG % OFFICE OCCUPANCY	87.9	12
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	21.73	15
RENTABLE/GROSS SQFT	.87	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.89	15
PAYROLL	.40	2
CONTRACT	.77	15
SUP/MAT/MISC	.10	10
TRASH REMOVAL	.04	10
REPR/MAINT TOTAL	1.32	11
PAYROLL	.53	8
ELEVATOR	.11	10
HVAC	.14	11
ELECTRICAL	.03	7
STRUCT/ROOF	.26	4
PLUMBING	.02	9
FIRE/LIFE SFTY	.09	6
OTHER MAINT/SUP	.44	10

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.77	14
ELECTRICAL	1.66	10
GAS	.10	8
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.18	9
RDS/GNDS/SEC TOTAL	.40	15
RDS/GNDS TOTAL	.17	11
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	11
RDS/GNDS OTHER	.10	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.23	8
SEC PAYROLL		
SEC CONTRACTS	.22	7
SEC OTHER		
ADMIN TOTAL	.86	15
PAYROLL	.47	5
MGMT FEES	.67	7
PROF FEES	.16	4
GEN OFC EXP	.03	4
OTHER ADM EXP	.23	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.49	15
REAL ESTATE TAX	1.21	15
BUILDING INS	.28	15
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.54	14
ADV/PROMOTION	.06	8
COMMISSIONS	.50	5
PROF FEES	.01	2
TENANT ALTS	.52	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.85	8
CLEANING	.40	2
REPAIR/MAINT	.88	8
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.47	5
TOTAL CONTRACTS	1.74	15
CLEANING	.77	15
REPAIR/MAINT	.48	11
RDS/GROUNDS	.11	11
SECURITY	.22	7
ADMINISTRATIVE	.09	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

San Diego, CA
SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	142,490 SQ. FT.				142,490 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					16.40	15.51	14.36	19.03
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	16.40	15.51	14.36	19.03				
MISCELLANEOUS	3	1.16	.87						
TOTAL INCOME	4	17.32	16.78	15.41	19.46				
EXPENSE									
CLEANING	4	.74	.69	.61	.86	.74	.69	.61	.85
REPAIR-MAINT	4	2.01	.84	.40	3.05	2.01	.84	.40	3.05
UTILITIES	3	1.75	1.72			1.75	1.72		
RDS/GRNDS/SEC	4	.31	.33	.20	.39	.31	.33	.20	.39
ADMINISTRATIVE	4	.91	.94	.77	1.02	.91	.94	.77	1.02
TOTAL OPER EXP	3	6.34	4.66			6.34	4.66		
FIXED EXPENSES	4	1.29	1.17	.78	1.87	1.29	1.17	.78	1.87
TOTAL OPER+FIX	3	7.54	5.67			7.54	5.67		
LEASING EXP	3	1.89	.26						
TOTAL PAYROLL	2	.63	.74						
TOTAL CONTRACT	4	1.94	1.92	1.75	2.06				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2993	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	221	3
AVG % OFFICE OCCUPANCY	90.3	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.87	4
RENTABLE/GROSS SQFT	.89	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.74	4
PAYROLL		
CONTRACT	.48	4
SUP/MAT/MISC	.13	3
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	2.01	4
PAYROLL	.40	2
ELEVATOR	.05	3
HVAC	.25	4
ELECTRICAL		
STRUCT/ROOF	.20	2
PLUMBING	.03	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	1.76	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.75	3
ELECTRICAL	1.62	3
GAS	.06	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	2
RDS/GNDS/SEC TOTAL	.31	4
RDS/GNDS TOTAL	.29	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.23	4
RDS/GNDS OTHER	.14	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.91	4
PAYROLL		
MGMT FEES	.72	4
PROF FEES	.18	2
GEN OFC EXP		
OTHER ADM EXP	.14	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.29	4
REAL ESTATE TAX	.93	4
BUILDING INS	.36	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.89	3
ADV/PROMOTION	.05	2
COMMISSIONS	.56	2
PROF FEES		
TENANT ALTS	1.96	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.63	2
CLEANING		
REPAIR/MAINT	.40	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.94	4
CLEANING	.48	4
REPAIR/MAINT	.39	4
RDS/GROUNDS	.23	4
SECURITY		
ADMINISTRATIVE	.83	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

San Francisco, CA
ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	64 BLDS	17,526,531 SQ. FT.				16,536,786 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	51					21.27	19.10	14.68	24.68
RETAIL AREA	40	23.18	23.66	16.36	34.54				
OTHER AREA	15	86.33	11.14	5.78	152.70				
TOTAL RENT	53	22.23	20.25	15.24	25.29				
MISCELLANEOUS	36	.61	.39	.14	.82				
TOTAL INCOME	55	22.55	20.33	16.42	25.29				
EXPENSE									
CLEANING	64	1.69	1.61	1.35	1.86	1.78	1.69	1.39	1.93
REPAIR-MAINT	64	1.64	1.46	1.09	1.84	1.67	1.52	1.10	1.84
UTILITIES	62	1.65	1.54	1.30	1.84	1.70	1.57	1.31	1.92
RDS/GRNDS/SEC	64	.52	.43	.29	.62	.55	.44	.32	.69
ADMINISTRATIVE	61	.90	.87	.60	1.33	.95	.89	.60	1.37
TOTAL OPER EXP	62	6.44	6.24	5.23	7.32	6.83	6.56	5.59	7.82
FIXED EXPENSES	63	1.88	1.88	1.27	2.61	1.90	1.99	1.40	2.72
TOTAL OPER+FIX	62	8.32	8.32	7.10	9.77	8.82	8.95	7.62	10.23
LEASING EXP	46	1.82	.80	.23	2.52				
TOTAL PAYROLL	47	1.14	1.08	.77	1.42				
TOTAL CONTRACT	56	2.96	2.85	2.34	3.57				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6669	52
AVG SQFT/RETAIL TENANT	2583	39
AVG SQFT/OFFICE WORKER	244	48
AVG % OFFICE OCCUPANCY	91.0	61
AVG % RETAIL OCCUPANCY	92.9	46
AVG $ RATE YR-END RENT	23.23	51
RENTABLE/GROSS SQFT	.91	34

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.71	56
PAYROLL	.81	16
CONTRACT	1.37	56
SUP/MAT/MISC	.10	46
TRASH REMOVAL	.11	51
REPR/MAINT TOTAL	1.62	56
PAYROLL	.64	44
ELEVATOR	.31	56
HVAC	.27	52
ELECTRICAL	.09	45
STRUCT/ROOF	.13	26
PLUMBING	.02	43
FIRE/LIFE SFTY	.06	40
OTHER MAINT/SUP	.35	52

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.64	55
ELECTRICAL	1.46	54
GAS	.10	44
FUEL OIL	.01	3
PURCH STEAM	.13	9
PURCH CH WTR		
COAL		
WATER/SEWER	.07	52
RDS/GNDS/SEC TOTAL	.52	56
RDS/GNDS TOTAL	.14	35
RDS/GNDS PAYRL	.06	10
RDS/GNDS CONTR	.10	29
RDS/GNDS OTHER	.09	23

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.46	48
SEC PAYROLL	.11	14
SEC CONTRACTS	.39	44
SEC OTHER	.05	20
ADMIN TOTAL	.90	53
PAYROLL	.42	38
MGMT FEES	.50	42
PROF FEES	.14	38
GEN OFC EXP	.10	43
OTHER ADM EXP	.04	41

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.86	55
REAL ESTATE TAX	1.39	55
BUILDING INS	.56	53
PERS PROP TAX	.04	14
OTHER TAX	.06	23
LEASING EXPENSES	1.80	41
ADV/PROMOTION	.09	23
COMMISSIONS	.49	33
PROF FEES	.05	19
TENANT ALTS	2.04	30
BUY-OUTS		
OTHER LEASING	.10	15

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.14	47
CLEANING	.81	16
REPAIR/MAINT	.64	44
RDS/GROUNDS	.06	10
SECURITY	.11	14
ADMINISTRATIVE	.42	38
TOTAL CONTRACTS	2.96	56
CLEANING	1.37	56
REPAIR/MAINT	.79	56
RDS/GROUNDS	.10	29
SECURITY	.39	44
ADMINISTRATIVE	.46	47

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

San Francisco, CA

DOWNTOWN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	141,046 SQ. FT.				130,414 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					14.35	14.58		
RETAIL AREA	2	37.57	35.51						
OTHER AREA									
TOTAL RENT	3	16.03	15.22						
MISCELLANEOUS									
TOTAL INCOME	3	16.16	15.22						
EXPENSE									
CLEANING	4	1.36	1.37	.90	1.64	1.45	1.37	.94	1.76
REPAIR-MAINT	4	1.24	1.10	.63	1.80	1.32	1.22	.63	2.05
UTILITIES	3	1.38	1.29			1.44	1.29		
RDS/GRNDS/SEC	4	.28	.21	.09	.41	.30	.21	.09	.45
ADMINISTRATIVE	4	.65	.60	.54	.82	.70	.60	.57	.97
TOTAL OPER EXP	3	5.06	4.23			5.29	4.23		
FIXED EXPENSES	4	1.67	1.66	.79	2.46	1.81	1.73	.93	2.46
TOTAL OPER + FIX	3	6.98	6.54			7.30	6.54		
LEASING EXP	2	.24	.21						
TOTAL PAYROLL									
TOTAL CONTRACT	3	2.96	2.48						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2341	4
AVG SQFT/RETAIL TENANT	1396	2
AVG SQFT/OFFICE WORKER	306	3
AVG % OFFICE OCCUPANCY	93.3	4
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	22.31	4
RENTABLE/GROSS SQFT	.90	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.56	3
PAYROLL		
CONTRACT	1.44	3
SUP/MAT/MISC	.11	2
TRASH REMOVAL	.09	2
REPR/MAINT TOTAL	1.18	3
PAYROLL		
ELEVATOR	.32	3
HVAC	.26	2
ELECTRICAL	.01	2
STRUCT/ROOF		
PLUMBING	.25	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.17	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.38	3
ELECTRICAL	1.07	3
GAS	.34	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	2
RDS/GNDS/SEC TOTAL	.34	3
RDS/GNDS TOTAL	.39	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.39	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.14	2
SEC PAYROLL		
SEC CONTRACTS	.14	2
SEC OTHER		
ADMIN TOTAL	.66	3
PAYROLL		
MGMT FEES	.51	3
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.92	3
REAL ESTATE TAX	1.36	3
BUILDING INS	.51	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	2.96	3
CLEANING	1.44	3
REPAIR/MAINT	.69	3
RDS/GROUNDS	.39	2
SECURITY	.14	2
ADMINISTRATIVE	.51	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	359,883 SQ. FT.				316,853 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					18.09	17.21	14.74	22.43
RETAIL AREA	4	24.46	29.06	19.04	35.46				
OTHER AREA	3	32.69	4.05						
TOTAL RENT	5	19.04	19.93	16.31	23.06				
MISCELLANEOUS	3	.17	.21						
TOTAL INCOME	5	19.14	19.93	16.32	23.34				
EXPENSE									
CLEANING	5	1.99	1.96	1.20	2.68	2.21	1.96	1.45	3.00
REPAIR-MAINT	5	1.56	1.36	.52	2.71	1.73	1.53	.56	3.00
UTILITIES	5	1.28	1.10	.85	1.69	1.29	1.11	.85	1.73
RDS/GRNDS/SEC	5	.40	.29	.23	.75	.45	.33	.26	.79
ADMINISTRATIVE	5	1.47	1.65	.77	2.22	1.66	1.61	.92	2.52
TOTAL OPER EXP	5	6.70	6.34	4.90	8.76	7.61	7.66	5.20	10.04
FIXED EXPENSES	5	1.72	1.27	.95	2.62	1.95	1.44	1.11	2.84
TOTAL OPER + FIX	5	8.42	8.56	7.00	9.75	9.56	9.61	7.78	11.15
LEASING EXP	4	.96	.90	.39	1.55				
TOTAL PAYROLL	3	2.56	2.39						
TOTAL CONTRACT	5	2.91	2.64	2.47	3.31				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1606	5
AVG SQFT/RETAIL TENANT	2416	4
AVG SQFT/OFFICE WORKER	226	4
AVG % OFFICE OCCUPANCY	90.6	5
AVG % RETAIL OCCUPANCY	97.5	4
AVG $ RATE YR-END RENT	20.04	4
RENTABLE/GROSS SQFT	.85	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.99	5
PAYROLL	.62	2
CONTRACT	1.53	5
SUP/MAT/MISC	.12	5
TRASH REMOVAL	.06	5
REPR/MAINT TOTAL	1.56	5
PAYROLL	.97	3
ELEVATOR	.27	5
HVAC	.15	5
ELECTRICAL	.07	4
STRUCT/ROOF	.29	2
PLUMBING	.06	4
FIRE/LIFE SFTY	.04	5
OTHER MAINT/SUP	.26	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.28	5
ELECTRICAL	.95	5
GAS	.26	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	5
RDS/GNDS/SEC TOTAL	.40	5
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.56	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.23	5
SEC PAYROLL		
SEC CONTRACTS	.23	5
SEC OTHER	.01	2
ADMIN TOTAL	1.47	5
PAYROLL	1.16	3
MGMT FEES	.37	5
PROF FEES	.15	3
GEN OFC EXP	.18	5
OTHER ADM EXP	.12	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.72	5
REAL ESTATE TAX	1.13	5
BUILDING INS	.56	5
PERS PROP TAX	.03	2
OTHER TAX	.04	2
LEASING EXPENSES	.96	4
ADV/PROMOTION	.04	2
COMMISSIONS	.19	3
PROF FEES		
TENANT ALTS	.90	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.56	3
CLEANING	.62	2
REPAIR/MAINT	.97	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	1.16	3
TOTAL CONTRACTS	2.91	5
CLEANING	1.53	5
REPAIR/MAINT	.99	5
RDS/GROUNDS		
SECURITY	.23	5
ADMINISTRATIVE	.46	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

San Francisco, CA

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	21 BLDS	4,306,892 SQ. FT.				4,001,960 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	16					19.35	18.46	12.69	24.49
RETAIL AREA	10	32.67	27.36	12.46	36.00				
OTHER AREA	2	6.73	6.96						
TOTAL RENT	16	19.61	18.51	12.69	25.09				
MISCELLANEOUS	12	.93	.46	.12	1.13				
TOTAL INCOME	17	20.47	18.84	15.14	25.13				
EXPENSE									
CLEANING	21	1.62	1.54	1.24	1.78	1.68	1.55	1.33	1.88
REPAIR-MAINT	21	1.73	1.46	1.21	2.10	1.79	1.52	1.29	2.19
UTILITIES	21	1.66	1.57	1.28	1.88	1.71	1.60	1.30	1.92
RDS/GRNDS/SEC	21	.53	.41	.29	.76	.56	.42	.32	.82
ADMINISTRATIVE	16	1.06	1.20	.77	1.37	1.11	1.31	.77	1.42
TOTAL OPER EXP	21	6.93	6.56	5.43	8.50	7.26	6.71	5.70	9.00
FIXED EXPENSES	21	2.06	1.86	1.22	2.84	2.17	1.99	1.38	2.89
TOTAL OPER+FIX	21	8.99	9.56	7.54	10.23	9.45	9.56	7.97	11.09
LEASING EXP	17	2.08	.36	.16	3.83				
TOTAL PAYROLL	13	1.18	1.18	.84	1.44				
TOTAL CONTRACT	17	3.08	3.32	2.66	3.64				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3690	20
AVG SQFT/RETAIL TENANT	3634	14
AVG SQFT/OFFICE WORKER	226	15
AVG % OFFICE OCCUPANCY	86.2	20
AVG % RETAIL OCCUPANCY	95.2	14
AVG $ RATE YR-END RENT	21.54	10
RENTABLE/GROSS SQFT	.92	13

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.64	17	UTILITIES TOTAL	1.70	17	SECURITY TOTAL	.49	12	**FIXED EXP TOTAL**	2.12	17	**TOTAL PAYROLL**	1.18	13
PAYROLL	.31	2	ELECTRICAL	1.50	16	SEC PAYROLL	.25	2	REAL ESTATE TAX	1.50	17	CLEANING	.31	2
CONTRACT	1.43	17	GAS	.14	13	SEC CONTRACTS	.48	11	BUILDING INS	.59	16	REPAIR/MAINT	.90	12
SUP/MAT/MISC	.09	16	FUEL OIL			SEC OTHER	.05	7	PERS PROP TAX	.04	6	RDS/GROUNDS		
TRASH REMOVAL	.10	16	PURCH STEAM			**ADMIN TOTAL**	1.00	14	OTHER TAX	.06	6	SECURITY	.25	2
REPR/MAINT TOTAL	1.76	17	PURCH CH WTR			PAYROLL	.34	10	**LEASING EXPENSES**	2.47	13	ADMINISTRATIVE	.34	10
PAYROLL	.90	12	COAL			MGMT FEES	.55	12	ADV/PROMOTION	.12	7	**TOTAL CONTRACTS**	3.08	17
ELEVATOR	.29	17	WATER/SEWER	.09	15	PROF FEES	.13	10	COMMISSIONS	1.12	9	CLEANING	1.43	17
HVAC	.28	15	**RDS/GNDS/SEC TOTAL**	.54	17	GEN OFC EXP	.12	13	PROF FEES	.16	4	REPAIR/MAINT	.70	17
ELECTRICAL	.06	15	RDS/GNDS TOTAL	.28	9	OTHER ADM EXP	.06	10	TENANT ALTS	2.35	9	RDS/GROUNDS	.28	9
STRUCT/ROOF	.11	6	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.48	11
PLUMBING	.02	15	RDS/GNDS CONTR	.28	9				OTHER LEASING	.04	3	ADMINISTRATIVE	.65	12
FIRE/LIFE SFTY	.05	12	RDS/GNDS OTHER	.19	5									
OTHER MAINT/SUP	.42	16												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	12 BLDS	4,994,469 SQ. FT.				4,696,821 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					23.26	24.30	18.05	29.19
RETAIL AREA	7	18.19	16.16	12.97	31.69				
OTHER AREA	3	6.34	5.76						
TOTAL RENT	10	22.87	22.36	16.77	26.66				
MISCELLANEOUS	9	.39	.20	.08	.59				
TOTAL INCOME	11	22.69	21.43	16.19	27.50				
EXPENSE									
CLEANING	12	1.85	1.74	1.40	2.22	1.86	1.74	1.42	2.26
REPAIR-MAINT	12	1.86	1.53	1.29	1.91	1.89	1.56	1.30	1.91
UTILITIES	11	1.60	1.57	1.35	1.74	1.61	1.57	1.35	1.74
RDS/GRNDS/SEC	12	.57	.47	.32	.71	.58	.47	.32	.71
ADMINISTRATIVE	12	.92	.95	.43	1.34	.94	.97	.44	1.36
TOTAL OPER EXP	11	6.71	6.20	5.56	7.03	6.86	6.46	5.66	7.16
FIXED EXPENSES	11	2.23	2.23	1.76	2.90	2.28	2.23	1.86	2.97
TOTAL OPER+FIX	11	8.93	8.78	7.36	10.12	9.13	8.91	7.45	10.30
LEASING EXP	8	2.39	.78	.28	3.82				
TOTAL PAYROLL	11	1.28	.62	.74	1.32				
TOTAL CONTRACT	12	3.18	3.35	2.86	3.99				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12914	12
AVG SQFT/RETAIL TENANT	2060	9
AVG SQFT/OFFICE WORKER	216	11
AVG % OFFICE OCCUPANCY	88.3	12
AVG % RETAIL OCCUPANCY	65.2	9
AVG $ RATE YR-END RENT	22.07	10
RENTABLE/GROSS SQFT	.89	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.85	12	UTILITIES TOTAL	1.69	11	SECURITY TOTAL	.56	11	**FIXED EXP TOTAL**	2.23	11	**TOTAL PAYROLL**	1.28	11
PAYROLL	1.71	2	ELECTRICAL	1.41	11	SEC PAYROLL	.17	4	REAL ESTATE TAX	1.60	11	CLEANING	1.71	2
CONTRACT	1.35	12	GAS	.06	6	SEC CONTRACTS	.48	11	BUILDING INS	.68	10	REPAIR/MAINT	.62	10
SUP/MAT/MISC	.11	11	FUEL OIL			SEC OTHER	.04	5	PERS PROP TAX	.05	2	RDS/GROUNDS		
TRASH REMOVAL	.10	11	PURCH STEAM	.13	7	**ADMIN TOTAL**	.92	12	OTHER TAX	.05	5	SECURITY	.17	4
REPR/MAINT TOTAL	1.88	12	PURCH CH WTR			PAYROLL	.36	9	**LEASING EXPENSES**	2.36	8	ADMINISTRATIVE	.36	9
PAYROLL	.62	10	COAL			MGMT FEES	.69	9	ADV/PROMOTION	.05	3	**TOTAL CONTRACTS**	3.18	12
ELEVATOR	.33	12	WATER/SEWER	.07	11	PROF FEES	.14	6	COMMISSIONS	.46	5	CLEANING	1.35	12
HVAC	.28	11	**RDS/GNDS/SEC TOTAL**	.67	12	GEN OFC EXP	.10	9	PROF FEES	.11	3	REPAIR/MAINT	.89	12
ELECTRICAL	.15	9	RDS/GNDS TOTAL	.07	8	OTHER ADM EXP	.06	7	TENANT ALTS	1.86	7	RDS/GROUNDS	.06	8
STRUCT/ROOF	.09	6	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.48	11
PLUMBING	.02	6	RDS/GNDS CONTR	.06	6				OTHER LEASING			ADMINISTRATIVE	.62	9
FIRE/LIFE SFTY	.12	11	RDS/GNDS OTHER	.03	5									
OTHER MAINT/SUP	.62	9												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

San Francisco, CA

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	5,880,380 SQ. FT.				5,370,320 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					21.96	24.60	18.43	25.12
RETAIL AREA	5	21.22	21.56	17.13	24.60				
OTHER AREA	5	139.69	152.70	77.50	211.84				
TOTAL RENT	6	23.79	27.35	18.43	28.09				
MISCELLANEOUS	5	.52	.36	.31	.64				
TOTAL INCOME	6	24.24	27.69	18.43	28.48				
EXPENSE									
CLEANING	7	1.61	1.61	1.54	1.66	1.72	1.69	1.65	1.82
REPAIR-MAINT	7	1.64	1.62	1.52	1.76	1.66	1.62	1.52	1.80
UTILITIES	7	1.72	1.56	1.48	1.72	1.83	1.69	1.57	1.84
RDS/GRNDS/SEC	7	.48	.52	.49	.56	.53	.57	.54	.63
ADMINISTRATIVE	7	.77	.76	.72	.78	.86	.87	.75	.89
TOTAL OPER EXP	7	6.23	6.18	5.88	6.54	6.82	6.79	6.62	7.18
FIXED EXPENSES	7	1.47	1.34	1.33	1.82	1.61	1.53	1.46	1.93
TOTAL OPER+FIX	7	7.70	7.45	7.10	8.18	8.43	8.53	7.83	8.99
LEASING EXP	5	1.39	.35	.26	2.09				
TOTAL PAYROLL	6	1.02	1.24	1.04	1.41				
TOTAL CONTRACT	6	2.82	2.50	2.34	2.83				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	34676	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	284	2
AVG % OFFICE OCCUPANCY	96.5	7
AVG % RETAIL OCCUPANCY	91.9	5
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.92	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.64	6
PAYROLL		
CONTRACT	1.42	6
SUP/MAT/MISC	.11	6
TRASH REMOVAL	.11	6
REPR/MAINT TOTAL	1.58	6
PAYROLL	.65	5
ELEVATOR	.34	6
HVAC	.33	6
ELECTRICAL	.07	5
STRUCT/ROOF	.19	4
PLUMBING	.01	4
FIRE/LIFE SFTY	.07	3
OTHER MAINT/SUP	.21	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.73	6
ELECTRICAL	1.60	6
GAS	.08	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	6
RDS/GNDS/SEC TOTAL	.48	6
RDS/GNDS TOTAL	.10	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	6
RDS/GNDS OTHER	.09	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.42	5
SEC PAYROLL	.07	5
SEC CONTRACTS	.29	5
SEC OTHER	.06	5
ADMIN TOTAL	.80	6
PAYROLL	.49	6
MGMT FEES		
PROF FEES	.15	5
GEN OFC EXP	.10	6
OTHER ADM EXP	.02	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.63	6
REAL ESTATE TAX	1.06	6
BUILDING INS	.54	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.39	5
ADV/PROMOTION		
COMMISSIONS	.33	5
PROF FEES	.03	5
TENANT ALTS		
BUY-OUTS		
OTHER LEASING	.12	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.02	6
CLEANING		
REPAIR/MAINT	.65	5
RDS/GROUNDS		
SECURITY	.07	5
ADMINISTRATIVE	.49	6
TOTAL CONTRACTS	2.82	6
CLEANING	1.42	6
REPAIR/MAINT	.89	6
RDS/GROUNDS	.06	6
SECURITY	.29	5
ADMINISTRATIVE	.22	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	837,112 SQ. FT.				761,215 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					26.79	31.38	25.12	35.21
RETAIL AREA	7	19.26	26.52						
OTHER AREA									
TOTAL RENT	9	27.75	30.20	23.93	35.21				
MISCELLANEOUS	7	1.66	1.26						
TOTAL INCOME	10	28.80	30.12	23.60	35.21				
EXPENSE									
CLEANING	11	1.40	.98	.81	2.28	1.51	1.07	.81	2.28
REPAIR-MAINT	11	.91	1.17	.94	1.22	.98	1.19	1.15	1.29
UTILITIES	11	2.10	1.95	1.68	2.12	2.26	2.03	1.68	2.54
RDS/GRNDS/SEC	11	.50	.43	.28	.64	.56	.46	.35	.64
ADMINISTRATIVE	11	1.66	1.56	1.50	1.73	1.74	1.66	1.50	1.89
TOTAL OPER EXP	11	6.52	6.11	5.68	8.12	7.17	6.92	6.13	8.24
FIXED EXPENSES	11	1.47	1.83	1.78	2.13	1.62	1.83	1.78	2.16
TOTAL OPER+FIX	11	8.00	8.02	6.61	10.26	8.79	8.46	8.19	10.40
LEASING EXP	8	1.42	1.31						
TOTAL PAYROLL	10	1.43	.84	.49	3.20				
TOTAL CONTRACT	11	2.32	2.59	1.62	3.26				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5366	5
AVG SQFT/RETAIL TENANT	6143	7
AVG SQFT/OFFICE WORKER	286	4
AVG % OFFICE OCCUPANCY	95.8	5
AVG % RETAIL OCCUPANCY	99.2	7
AVG $ RATE YR-END RENT	28.22	11
RENTABLE/GROSS SQFT	.97	10

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.40	11
PAYROLL		
CONTRACT	.87	11
SUP/MAT/MISC	.12	11
TRASH REMOVAL	.10	11
REPR/MAINT TOTAL	.91	11
PAYROLL	.61	9
ELEVATOR	.11	11
HVAC	.14	10
ELECTRICAL	.07	9
STRUCT/ROOF	.02	9
PLUMBING	.01	9
FIRE/LIFE SFTY	.03	8
OTHER MAINT/SUP	.14	11

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.10	11
ELECTRICAL	1.88	10
GAS	.14	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	10
RDS/GNDS/SEC TOTAL	.50	11
RDS/GNDS TOTAL	.23	11
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.21	10
RDS/GNDS OTHER	.05	10

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.27	11
SEC PAYROLL	.31	2
SEC CONTRACTS	.19	10
SEC OTHER	.02	8
ADMIN TOTAL	1.66	11
PAYROLL	.57	9
MGMT FEES	.99	9
PROF FEES	.15	8
GEN OFC EXP	.25	10
OTHER ADM EXP	.06	11

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.47	11
REAL ESTATE TAX	1.18	11
BUILDING INS	.30	10
PERS PROP TAX	.02	9
OTHER TAX	.03	8
LEASING EXPENSES	1.42	8
ADV/PROMOTION		
COMMISSIONS	.81	7
PROF FEES		
TENANT ALTS	.81	8
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.43	10
CLEANING		
REPAIR/MAINT	.61	9
RDS/GROUNDS		
SECURITY	.31	2
ADMINISTRATIVE	.57	9
TOTAL CONTRACTS	2.32	11
CLEANING	.87	11
REPAIR/MAINT	.31	11
RDS/GROUNDS	.21	10
SECURITY	.19	10
ADMINISTRATIVE	.84	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

San Francisco, CA

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	403,805 SQ. FT.				402,329 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	2					27.20	26.94		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	27.26	26.94						
MISCELLANEOUS									
TOTAL INCOME	2	27.27	26.95						
EXPENSE									
CLEANING	3	1.91	2.28			1.92	2.28		
REPAIR-MAINT	3	.79	1.13			.80	1.15		
UTILITIES	3	2.13	1.88			2.13	1.88		
RDS/GRNDS/SEC	3	.68	.64			.69	.64		
ADMINISTRATIVE	3	1.68	1.73			1.69	1.75		
TOTAL OPER EXP	3	7.20	8.12			7.23	8.24		
FIXED EXPENSES	3	1.89	1.80			1.90	1.80		
TOTAL OPER+FIX	3	9.09	10.28			9.13	10.40		
LEASING EXP									
TOTAL PAYROLL	3	2.09	1.86						
TOTAL CONTRACT	3	1.90	1.82						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5252	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	269	3
AVG % OFFICE OCCUPANCY	95.3	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	22.77	3
RENTABLE/GROSS SQFT	.94	2

DETAIL*		BLDS
CLEANING TOTAL	1.91	3
PAYROLL		
CONTRACT	.95	3
SUP/MAT/MISC	.19	3
TRASH REMOVAL	.13	3
REPR/MAINT TOTAL	.79	3
PAYROLL	.71	2
ELEVATOR	.10	3
HVAC	.07	2
ELECTRICAL		
STRUCT/ROOF	.03	2
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.16	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.13	3
ELECTRICAL	1.82	3
GAS	.11	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	3
RDS/GNDS/SEC TOTAL	.68	3
RDS/GNDS TOTAL	.22	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.22	2
RDS/GNDS OTHER	.07	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.46	3
SEC PAYROLL	.31	2
SEC CONTRACTS	.35	2
SEC OTHER	.05	2
ADMIN TOTAL	1.68	3
PAYROLL	.82	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.41	3
OTHER ADM EXP	.11	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.89	3
REAL ESTATE TAX	1.51	3
BUILDING INS	.46	2
PERS PROP TAX	.03	3
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.09	3
CLEANING		
REPAIR/MAINT	.71	2
RDS/GROUNDS		
SECURITY	.31	2
ADMINISTRATIVE	.82	3
TOTAL CONTRACTS	1.90	3
CLEANING	.95	3
REPAIR/MAINT	.19	3
RDS/GROUNDS	.22	2
SECURITY	.35	2
ADMINISTRATIVE	.50	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

San Jose, CA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	996,924 SQ. FT.				990,439 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	6					15.47	13.61	7.16	18.12
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	15.37	13.61	7.16	17.86				
MISCELLANEOUS	5	.22	.18	.04	.66				
TOTAL INCOME	6	15.86	14.03	7.16	18.16				
EXPENSE									
CLEANING	9	.73	.76	.47	.87	.74	.76	.47	.89
REPAIR-MAINT	11	.57	.65	.24	.95	.57	.66	.24	.97
UTILITIES	10	1.41	1.38	.99	1.65	1.43	1.41	.99	1.65
RDS/GRNDS/SEC	6	.35	.33	.17	.47	.35	.33	.18	.47
ADMINISTRATIVE	6	.65	.70	.45	.80	.66	.70	.45	.80
TOTAL OPER EXP	9	3.82	4.27	2.81	4.67	3.87	4.31	2.81	4.74
FIXED EXPENSES	6	1.91	2.01	1.20	2.39	1.93	2.01	1.20	2.39
TOTAL OPER+FIX	4	6.72	6.66	5.96	7.23	6.82	6.80	5.96	7.37
LEASING EXP	11	2.00	1.23	.50	1.81				
TOTAL PAYROLL									
TOTAL CONTRACT	6	1.33	1.23						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11954	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	293	3
AVG % OFFICE OCCUPANCY	83.9	11
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.63	6
RENTABLE/GROSS SQFT	.96	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	.53	6
PAYROLL		
ELEVATOR	.11	6
HVAC	.18	6
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.06	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.49	6
ELECTRICAL	1.31	6
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	6
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.49	6
ADV/PROMOTION		
COMMISSIONS	.62	6
PROF FEES		
TENANT ALTS	.87	6
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.33	6
CLEANING		
REPAIR/MAINT	.34	6
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

San Jose, CA

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	686,334 SQ. FT.				686,840 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					16.11	12.64	6.91	21.81
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	15.99	12.41	6.01	21.56				
MISCELLANEOUS	3	.20	.16						
TOTAL INCOME	4	16.16	12.59	6.92	21.84				
EXPENSE									
CLEANING	2	.87	.87			.89	.89		
REPAIR-MAINT	4	.53	.38	.10	.79	.53	.38	.10	.81
UTILITIES	3	1.45	1.50			1.47	1.56		
RDS/GRNDS/SEC	4	.28	.27	.17	.42	.28	.28	.17	.42
ADMINISTRATIVE	4	.64	.59	.44	.77	.66	.59	.44	.78
TOTAL OPER EXP	2	4.29	4.29			4.38	4.38		
FIXED EXPENSES	4	1.64	1.58	1.01	2.37	1.66	1.58	1.01	2.42
TOTAL OPER + FIX	2	6.66	6.66			6.80	6.80		
LEASING EXP	4	2.34	.89	.05	3.71				
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16689	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	281	2
AVG % OFFICE OCCUPANCY	84.2	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.65	4
RENTABLE/GROSS SQFT	.97	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	406,615 SQ. FT.				406,615 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					21.82	19.71	16.03	23.05
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	21.64	19.71	16.03	23.05				
MISCELLANEOUS	2	.20	.13						
TOTAL INCOME	8	21.84	19.71	16.03	23.05				
EXPENSE									
CLEANING	8	1.00	.97	.90	1.11	1.00	.97	.90	1.11
REPAIR-MAINT	8	1.39	.88	.77	1.02	1.39	.88	.77	1.02
UTILITIES	8	1.88	2.06	1.54	2.29	1.88	2.06	1.54	2.29
RDS/GRNDS/SEC	7	.32	.30	.21	.53	.32	.30	.21	.53
ADMINISTRATIVE	8	1.07	.88	.64	1.04	1.07	.88	.64	1.04
TOTAL OPER EXP	8	5.63	5.12	4.26	6.59	5.63	5.12	4.26	6.59
FIXED EXPENSES	8	1.35	1.20	1.02	1.85	1.35	1.20	1.02	1.85
TOTAL OPER + FIX	8	6.99	6.65	6.00	7.77	6.99	6.65	6.00	7.77
LEASING EXP	7	2.07	.80	.28	2.80				
TOTAL PAYROLL	4	.96	.84						
TOTAL CONTRACT	8	2.54	2.61	1.83	2.74				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3393	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	200	8
AVG % OFFICE OCCUPANCY	89.3	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	25.59	8
RENTABLE/GROSS SQFT	.90	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.00	8
PAYROLL		
CONTRACT	.88	8
SUP/MAT/MISC	.10	4
TRASH REMOVAL	.11	8
REPR/MAINT TOTAL	1.39	8
PAYROLL	.73	4
ELEVATOR	.34	7
HVAC	.18	8
ELECTRICAL	.09	3
STRUCT/ROOF	.10	6
PLUMBING	.04	3
FIRE/LIFE SFTY	.06	3
OTHER MAINT/SUP	.39	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.88	8
ELECTRICAL	1.65	8
GAS	.16	8
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	8
RDS/GNDS/SEC TOTAL	.32	7
RDS/GNDS TOTAL	.23	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.23	7
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.11	5
SEC PAYROLL		
SEC CONTRACTS	.11	5
SEC OTHER		
ADMIN TOTAL	1.07	8
PAYROLL		
MGMT FEES	.78	8
PROF FEES	.10	3
GEN OFC EXP		
OTHER ADM EXP	.06	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.36	8
REAL ESTATE TAX	1.07	8
BUILDING INS	.26	8
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	2.07	7
ADV/PROMOTION	.09	5
COMMISSIONS	.47	7
PROF FEES		
TENANT ALTS	2.12	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.96	4
CLEANING		
REPAIR/MAINT	.73	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	2.54	8
CLEANING	.80	8
REPAIR/MAINT	.57	8
RDS/GROUNDS	.23	7
SECURITY	.11	5
ADMINISTRATIVE	.84	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

San Jose, CA

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	96,414 SQ. FT.				96,414 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					16.59	16.03		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	16.67	16.03						
MISCELLANEOUS									
TOTAL INCOME	3	16.67	16.03						
EXPENSE									
CLEANING	3	.94	.97			.94	.97		
REPAIR-MAINT	3	.70	.77			.70	.77		
UTILITIES	3	2.14	2.29			2.14	2.29		
RDS/GRNDS/SEC	2	.36	.42			.36	.42		
ADMINISTRATIVE	3	.70	.64			.70	.64		
TOTAL OPER EXP	3	4.70	4.26			4.70	4.26		
FIXED EXPENSES	3	1.51	1.02			1.51	1.02		
TOTAL OPER + FIX	3	6.21	6.00			6.21	6.00		
LEASING EXP	2	.26	.26						
TOTAL PAYROLL									
TOTAL CONTRACT	3	2.12	1.93						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4128	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	171	3
AVG % OFFICE OCCUPANCY	96.5	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.69	3
RENTABLE/GROSS SQFT	.89	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.94	3
PAYROLL		
CONTRACT	.76	3
SUP/MAT/MISC	.19	2
TRASH REMOVAL	.10	3
REPR/MAINT TOTAL	.70	3
PAYROLL		
ELEVATOR	.09	2
HVAC	.33	3
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.40	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.14	3
ELECTRICAL	1.87	3
GAS	.19	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	3
RDS/GNDS/SEC TOTAL	.36	2
RDS/GNDS TOTAL	.33	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.33	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.70	3
PAYROLL		
MGMT FEES	.60	3
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.51	3
REAL ESTATE TAX	1.24	3
BUILDING INS	.27	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.26	2
ADV/PROMOTION		
COMMISSIONS	.19	2
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	2.12	3
CLEANING	.76	3
REPAIR/MAINT	.43	3
RDS/GROUNDS	.33	2
SECURITY		
ADMINISTRATIVE	.69	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

San Mateo, CA

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	747,034 SQ. FT.				733,296 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					15.66	16.18		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	15.61	16.18						
MISCELLANEOUS	4	.40	.18						
TOTAL INCOME	4	16.00	16.36						
EXPENSE									
CLEANING	4	.66	.73			.67	.75		
REPAIR-MAINT	4	.69	.66			.70	.68		
UTILITIES	4	1.43	1.45			1.43	1.45		
RDS/GRNDS/SEC	4	.30	.33			.30	.34		
ADMINISTRATIVE	4	.89	.83			.91	.86		
TOTAL OPER EXP	4	3.96	4.03			4.03	4.18		
FIXED EXPENSES	4	2.42	2.74			2.47	2.74		
TOTAL OPER + FIX	4	6.38	7.02			6.50	7.28		
LEASING EXP									
TOTAL PAYROLL	2	.73	.74						
TOTAL CONTRACT	2	1.54	1.61						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8075	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	429	2
AVG % OFFICE OCCUPANCY	70.5	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	21.48	4
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.75	2
PAYROLL	.06	2
CONTRACT	.56	2
SUP/MAT/MISC	.06	2
TRASH REMOVAL	.06	2
REPR/MAINT TOTAL	.69	2
PAYROLL	.35	2
ELEVATOR	.14	2
HVAC	.05	2
ELECTRICAL	.03	2
STRUCT/ROOF		
PLUMBING	.01	2
FIRE/LIFE SFTY	.04	2
OTHER MAINT/SUP	.07	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.52	2
ELECTRICAL	1.37	2
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	2
RDS/GNDS/SEC TOTAL	.34	2
RDS/GNDS TOTAL	.09	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	2
RDS/GNDS OTHER	.04	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.25	2
SEC PAYROLL		
SEC CONTRACTS	.25	2
SEC OTHER		
ADMIN TOTAL	.92	2
PAYROLL	.32	2
MGMT FEES	.40	2
PROF FEES		
GEN OFC EXP	.15	2
OTHER ADM EXP	.04	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.92	2
REAL ESTATE TAX	2.42	2
BUILDING INS	.30	2
PERS PROP TAX	.01	2
OTHER TAX	.19	2
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.73	2
CLEANING	.06	2
REPAIR/MAINT	.36	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.32	2
TOTAL CONTRACTS	1.54	2
CLEANING	.56	2
REPAIR/MAINT	.26	2
RDS/GROUNDS	.05	2
SECURITY	.25	2
ADMINISTRATIVE	.40	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Seattle, WA

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	14 BLDS	4,617,264 SQ. FT.				3,866,187 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	12					13.73	12.31	11.50	14.77
RETAIL AREA	12	14.10	12.70	9.11	21.92				
OTHER AREA									
TOTAL RENT	13	13.91	12.91	11.93	15.39				
MISCELLANEOUS	7	.14	.04	.02	.07				
TOTAL INCOME	13	13.99	12.91	11.97	15.40				
EXPENSE									
CLEANING	14	1.00	.95	.83	1.11	1.07	1.03	.89	1.18
REPAIR-MAINT	14	1.06	1.23	.88	1.44	1.12	1.29	.93	1.53
UTILITIES	13	.94	1.02	.85	1.09	.99	1.09	.88	1.17
RDS/GRNDS/SEC	13	.22	.14	.07	.28	.24	.17	.06	.29
ADMINISTRATIVE	14	1.22	.98	.71	2.00	1.32	1.11	.74	2.06
TOTAL OPER EXP	13	4.58	4.55	4.04	5.49	5.06	4.82	4.21	5.89
FIXED EXPENSES	13	1.15	1.23	.20	1.64	1.26	1.30	.23	1.72
TOTAL OPER+FIX	12	5.61	5.58	5.14	5.96	6.21	6.06	5.79	6.51
LEASING EXP	14	1.06	.46	.13	.89				
TOTAL PAYROLL	11	1.12	1.09	.73	1.39				
TOTAL CONTRACT	14	1.69	1.83	1.48	2.30				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4624	14
AVG SQFT/RETAIL TENANT	1841	13
AVG SQFT/OFFICE WORKER	300	6
AVG % OFFICE OCCUPANCY	91.7	14
AVG % RETAIL OCCUPANCY	83.1	13
AVG $ RATE YR-END RENT	17.30	14
RENTABLE/GROSS SQFT	.94	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.00	14
PAYROLL	.63	4
CONTRACT	.60	14
SUP/MAT/MISC	.09	12
TRASH REMOVAL	.06	12
REPR/MAINT TOTAL	1.06	13
PAYROLL	.42	6
ELEVATOR	.24	13
HVAC	.13	12
ELECTRICAL	.06	12
STRUCT/ROOF	.14	4
PLUMBING	.01	8
FIRE/LIFE SFTY	.02	8
OTHER MAINT/SUP	.32	14

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	.94	13
ELECTRICAL	.74	13
GAS		
FUEL OIL		
PURCH STEAM	.31	6
PURCH CH WTR		
COAL		
WATER/SEWER	.09	13
RDS/GNDS/SEC TOTAL	.22	13
RDS/GNDS TOTAL	.04	10
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	10
RDS/GNDS OTHER	.02	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.20	12
SEC PAYROLL	.04	3
SEC CONTRACTS	.16	12
SEC OTHER	.07	3
ADMIN TOTAL	1.22	14
PAYROLL	.67	8
MGMT FEES	.40	13
PROF FEES	.14	12
GEN OFC EXP	.17	13
OTHER ADM EXP	.13	13

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.15	13
REAL ESTATE TAX	.95	13
BUILDING INS	.17	14
PERS PROP TAX	.00	9
OTHER TAX	.20	2
LEASING EXPENSES	1.06	14
ADV/PROMOTION	.11	10
COMMISSIONS	.30	13
PROF FEES	.09	2
TENANT ALTS	.56	8
BUY-OUTS		
OTHER LEASING	.79	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.12	11
CLEANING	.63	4
REPAIR/MAINT	.42	6
RDS/GROUNDS		
SECURITY	.04	3
ADMINISTRATIVE	.67	8
TOTAL CONTRACTS	1.69	14
CLEANING	.60	14
REPAIR/MAINT	.49	13
RDS/GROUNDS	.04	10
SECURITY	.16	12
ADMINISTRATIVE	.42	14

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,357,437 SQ. FT.				1,243,246 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	7					13.25	12.08	11.50	14.44
RETAIL AREA	7	16.50	12.11	10.92	24.68				
OTHER AREA									
TOTAL RENT	7	13.42	12.91	11.93	14.31				
MISCELLANEOUS	5	.24	.02	.02	.41				
TOTAL INCOME	7	13.57	12.91	11.97	14.70				
EXPENSE									
CLEANING	7	1.06	.96	.90	1.08	1.14	1.10	.95	1.17
REPAIR-MAINT	7	1.30	1.27	1.23	1.40	1.41	1.38	1.29	1.49
UTILITIES	7	1.09	1.07	1.00	1.12	1.15	1.16	1.08	1.19
RDS/GRNDS/SEC	7	.13	.10	.07	.19	.15	.11	.08	.20
ADMINISTRATIVE	7	1.61	.99	.95	2.06	1.76	1.15	1.05	2.21
TOTAL OPER EXP	7	5.19	4.60	4.33	5.50	5.67	5.45	4.67	5.89
FIXED EXPENSES	7	.87	.88	.51	1.27	.95	1.03	.60	1.35
TOTAL OPER+FIX	7	6.06	5.63	5.49	6.61	6.62	6.40	5.86	7.19
LEASING EXP	7	.75	.60	.33	.81				
TOTAL PAYROLL	5	1.18	1.30	.61	1.41				
TOTAL CONTRACT	7	2.16	2.30	1.83	2.49				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2085	7
AVG SQFT/RETAIL TENANT	1846	7
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	91.9	7
AVG % RETAIL OCCUPANCY	95.9	7
AVG $ RATE YR-END RENT	14.56	7
RENTABLE/GROSS SQFT	.98	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.06	7
PAYROLL		
CONTRACT	.83	7
SUP/MAT/MISC	.08	6
TRASH REMOVAL	.09	5
REPR/MAINT TOTAL	1.30	7
PAYROLL	.63	2
ELEVATOR	.26	7
HVAC	.18	6
ELECTRICAL	.08	6
STRUCT/ROOF	.28	3
PLUMBING	.02	4
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.55	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.09	7
ELECTRICAL	.72	7
GAS		
FUEL OIL		
PURCH STEAM	.32	5
PURCH CH WTR		
COAL		
WATER/SEWER	.15	7
RDS/GNDS/SEC TOTAL	.13	7
RDS/GNDS TOTAL	.03	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	4
RDS/GNDS OTHER	.02	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.11	7
SEC PAYROLL		
SEC CONTRACTS	.11	7
SEC OTHER		
ADMIN TOTAL	1.61	7
PAYROLL	1.13	3
MGMT FEES	.48	7
PROF FEES	.13	7
GEN OFC EXP	.24	7
OTHER ADM EXP	.14	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.87	7
REAL ESTATE TAX	.58	7
BUILDING INS	.19	7
PERS PROP TAX	.00	6
OTHER TAX		
LEASING EXPENSES	.75	7
ADV/PROMOTION	.12	6
COMMISSIONS	.09	6
PROF FEES		
TENANT ALTS	.91	5
BUY-OUTS		
OTHER LEASING	.02	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.18	5
CLEANING		
REPAIR/MAINT	.63	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	1.13	3
TOTAL CONTRACTS	2.16	7
CLEANING	.83	7
REPAIR/MAINT	.59	7
RDS/GROUNDS	.03	4
SECURITY	.11	7
ADMINISTRATIVE	.61	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Shreveport, LA

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	16 BLDS	1,079,829 SQ. FT.				1,079,829 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					6.02	9.88	4.62	10.94
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12	6.10	9.86	4.74	11.03				
MISCELLANEOUS	10	.25	.23	.06	.73				
TOTAL INCOME	14	6.07	9.27	4.89	11.53				
EXPENSE									
CLEANING	14	.55	.57	.50	.66	.55	.57	.50	.66
REPAIR-MAINT	15	.96	.83	.68	1.00	.96	.83	.68	1.00
UTILITIES	15	1.23	1.06	.96	1.45	1.23	1.06	.96	1.45
RDS/GRNDS/SEC	13	.15	.09	.03	.22	.15	.09	.03	.22
ADMINISTRATIVE	13	.51	.57	.44	.67	.51	.57	.44	.67
TOTAL OPER EXP	14	3.46	3.30	3.06	4.16	3.46	3.30	3.06	4.16
FIXED EXPENSES	13	1.23	.78	.46	1.28	1.23	.78	.46	1.28
TOTAL OPER+FIX	12	4.88	3.89	3.72	6.04	4.88	3.89	3.72	6.04
LEASING EXP	13	.48	.20	.04	.46				
TOTAL PAYROLL	12	.64	.59	.34	.94				
TOTAL CONTRACT	14	1.13	1.26	1.06	1.44				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6740	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	386	4
AVG % OFFICE OCCUPANCY	75.3	15
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.87	9
RENTABLE/GROSS SQFT	.87	11

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.56	12
PAYROLL		
CONTRACT	.52	12
SUP/MAT/MISC	.01	11
TRASH REMOVAL	.01	7
REPR/MAINT TOTAL	1.05	13
PAYROLL	.60	11
ELEVATOR	.14	9
HVAC	.15	13
ELECTRICAL	.06	7
STRUCT/ROOF	.00	3
PLUMBING	.01	7
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.15	11

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.30	14
ELECTRICAL	1.25	10
GAS		
FUEL OIL	.00	4
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	10
RDS/GNDS/SEC TOTAL	.13	12
RDS/GNDS TOTAL	.03	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	8
RDS/GNDS OTHER	.01	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.11	11
SEC PAYROLL		
SEC CONTRACTS	.11	11
SEC OTHER		
ADMIN TOTAL	.48	12
PAYROLL	.27	8
MGMT FEES	.23	11
PROF FEES	.03	11
GEN OFC EXP	.05	12
OTHER ADM EXP	.02	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.22	12
REAL ESTATE TAX	1.00	12
BUILDING INS	.15	12
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.82	12
ADV/PROMOTION	.02	9
COMMISSIONS	.22	10
PROF FEES	.06	4
TENANT ALTS	.55	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.84	12
CLEANING		
REPAIR/MAINT	.60	11
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.27	8
TOTAL CONTRACTS	1.13	14
CLEANING	.52	12
REPAIR/MAINT	.36	13
RDS/GROUNDS	.02	8
SECURITY	.11	11
ADMINISTRATIVE	.26	11

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	79,100 SQ. FT.				79,100 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					10.62	10.03	9.89	11.50
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	10.71	10.26	10.03	11.59				
MISCELLANEOUS	4	.56	.62	.06	1.24				
TOTAL INCOME	4	11.27	10.89	10.06	12.83				
EXPENSE									
CLEANING	4	.62	.59	.53	.68	.62	.59	.53	.68
REPAIR-MAINT	4	1.09	.95	.81	1.26	1.09	.95	.81	1.26
UTILITIES	4	1.32	1.26	.98	1.67	1.32	1.26	.98	1.67
RDS/GRNDS/SEC	4	.06	.03	.03	.10	.06	.03	.03	.10
ADMINISTRATIVE	4	.81	.63	.50	1.29	.81	.63	.50	1.29
TOTAL OPER EXP	4	3.90	3.69	3.14	4.72	3.90	3.69	3.14	4.72
FIXED EXPENSES	4	.83	.66	.41	1.32	.83	.66	.41	1.32
TOTAL OPER+FIX	4	4.73	4.35	3.55	6.04	4.73	4.35	3.55	6.04
LEASING EXP	4	.12	.04	.02	.23				
TOTAL PAYROLL	4	.50	.37	.34	.72				
TOTAL CONTRACT	4	1.49	1.42	1.23	1.65				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	86.6	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.91	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.62	4
PAYROLL		
CONTRACT	.57	4
SUP/MAT/MISC	.06	4
TRASH REMOVAL		
REPR/MAINT TOTAL	1.16	3
PAYROLL	.36	3
ELEVATOR	.08	3
HVAC	.41	3
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.31	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.32	4
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.06	4
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.03	3
SEC PAYROLL		
SEC CONTRACTS	.03	3
SEC OTHER		
ADMIN TOTAL	.81	4
PAYROLL		
MGMT FEES	.39	4
PROF FEES	.06	4
GEN OFC EXP	.08	4
OTHER ADM EXP	.10	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.83	4
REAL ESTATE TAX	.56	4
BUILDING INS	.24	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.12	4
ADV/PROMOTION	.02	4
COMMISSIONS	.12	2
PROF FEES	.00	2
TENANT ALTS	.07	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.80	4
CLEANING		
REPAIR/MAINT	.36	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.49	4
CLEANING	.57	4
REPAIR/MAINT	.49	3
RDS/GROUNDS		
SECURITY	.03	3
ADMINISTRATIVE	.48	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Shreveport, LA

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	450,610 SQ. FT.				450,610 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					4.25	3.47		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	4.34	3.47						
MISCELLANEOUS									
TOTAL INCOME	3	4.35	3.49						
EXPENSE									
CLEANING	2	.62	.61			.62	.61		
REPAIR-MAINT	3	1.38	.93			1.38	.93		
UTILITIES	3	1.48	1.28			1.48	1.28		
RDS/GRNDS/SEC	3	.21	.22			.21	.22		
ADMINISTRATIVE	3	.50	.41			.50	.41		
TOTAL OPER EXP	2	5.00	4.71			5.00	4.71		
FIXED EXPENSES	3	1.64	1.28			1.64	1.28		
TOTAL OPER+FIX	2	6.89	6.39			6.89	6.39		
LEASING EXP	2	.65	.68						
TOTAL PAYROLL	2	1.43	1.29						
TOTAL CONTRACT	2	1.47	1.42						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5149	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	325	2
AVG % OFFICE OCCUPANCY	73.9	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.00	3
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.62	2
PAYROLL		
CONTRACT	.61	2
SUP/MAT/MISC		
TRASH REMOVAL	.01	2
REPR/MAINT TOTAL	1.67	2
PAYROLL	1.11	2
ELEVATOR	.27	2
HVAC	.17	2
ELECTRICAL	.10	2
STRUCT/ROOF	.00	2
PLUMBING	.01	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.17	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.89	2
ELECTRICAL	1.82	2
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	2
RDS/GNDS/SEC TOTAL	.21	2
RDS/GNDS TOTAL	.02	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.19	2
SEC PAYROLL		
SEC CONTRACTS	.19	2
SEC OTHER		
ADMIN TOTAL	.40	2
PAYROLL	.31	2
MGMT FEES		
PROF FEES		
GEN OFC EXP	.02	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.69	2
REAL ESTATE TAX	1.54	2
BUILDING INS	.13	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.43	2
CLEANING		
REPAIR/MAINT	1.11	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.31	2
TOTAL CONTRACTS	1.47	2
CLEANING	.61	2
REPAIR/MAINT	.59	2
RDS/GROUNDS	.02	2
SECURITY	.19	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	14 BLDS	349,574 SQ. FT.				348,079 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	14					6.46	6.66	5.69	6.99
RETAIL AREA									
OTHER AREA									
TOTAL RENT	14	6.43	6.37	5.69	6.72				
MISCELLANEOUS	12	.04	.05						
TOTAL INCOME	14	6.46	6.43	5.72	6.74				
EXPENSE									
CLEANING	13	.58	.59	.53	.65	.58	.59	.53	.65
REPAIR-MAINT	14	.52	.56	.30	.80	.52	.56	.30	.86
UTILITIES	14	1.26	1.18	.82	1.65	1.27	1.18	.86	1.65
RDS/GRNDS/SEC	14	.16	.13	.09	.26	.16	.13	.09	.26
ADMINISTRATIVE	14	.60	.57	.51	.71	.60	.57	.54	.71
TOTAL OPER EXP	13	3.14	3.20	2.80	3.69	3.14	3.20	2.80	3.69
FIXED EXPENSES	14	.74	.71	.33	.84	.75	.71	.36	.84
TOTAL OPER+FIX	13	3.90	4.00	3.64	4.19	3.90	4.00	3.64	4.19
LEASING EXP	14	1.45	.13	.06	1.36				
TOTAL PAYROLL	14	.74	1.07	.37	1.22				
TOTAL CONTRACT	14	.62	.65	.21	.74				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2559	13
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	289	2
AVG % OFFICE OCCUPANCY	71.2	14
AVG % RETAIL OCCUPANCY	-	
AVG $ RATE YR-END RENT	10.08	13
RENTABLE/GROSS SQFT	.91	14

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.58	13
PAYROLL	.45	6
CONTRACT	.32	13
SUP/MAT/MISC	.04	13
TRASH REMOVAL	.03	13
REPR/MAINT TOTAL	.52	14
PAYROLL	.23	14
ELEVATOR	.03	3
HVAC	.08	7
ELECTRICAL	.04	5
STRUCT/ROOF		
PLUMBING	.02	5
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.22	14

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.26	14
ELECTRICAL	1.20	13
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	13
RDS/GNDS/SEC TOTAL	.16	14
RDS/GNDS TOTAL	.12	13
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	13
RDS/GNDS OTHER	.03	12

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.05	10
SEC PAYROLL	.05	2
SEC CONTRACTS	.04	10
SEC OTHER		
ADMIN TOTAL	.60	14
PAYROLL	.27	13
MGMT FEES	.23	12
PROF FEES	.07	5
GEN OFC EXP	.17	7
OTHER ADM EXP	.12	11

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.74	14
REAL ESTATE TAX	.66	14
BUILDING INS	.08	14
PERS PROP TAX	.01	2
OTHER TAX	.01	6
LEASING EXPENSES	1.45	14
ADV/PROMOTION	.04	3
COMMISSIONS	.35	12
PROF FEES		
TENANT ALTS	.69	8
BUY-OUTS		
OTHER LEASING	.99	11

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.74	14
CLEANING	.45	6
REPAIR/MAINT	.23	14
RDS/GROUNDS		
SECURITY	.05	2
ADMINISTRATIVE	.27	13
TOTAL CONTRACTS	.62	14
CLEANING	.32	13
REPAIR/MAINT	.14	7
RDS/GROUNDS	.04	13
SECURITY	.04	10
ADMINISTRATIVE	.25	12

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

South Bend, IN

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	217,330 SQ. FT.				210,713 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					10.71	11.24	7.30	13.21
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	10.92	11.39	7.30	13.26				
MISCELLANEOUS	4	.35	.26	.14	.39				
TOTAL INCOME	6	11.21	11.66	7.30	13.26				
EXPENSE									
CLEANING	5	.77	.79	.71	.96	.77	.79	.71	.96
REPAIR-MAINT	6	.32	.37	.05	.43	.33	.37	.05	.43
UTILITIES	5	1.33	1.43	.76	1.56	1.33	1.43	.76	1.56
RDS/GRNDS/SEC	6	.08	.06	.02	.23	.09	.06	.02	.23
ADMINISTRATIVE	6	.59	.62	.40	.80	.61	.62	.51	.80
TOTAL OPER EXP	5	3.20	3.12	2.30	4.00	3.20	3.12	2.30	4.00
FIXED EXPENSES	6	.73	.77	.45	1.53	.75	.83	.45	1.53
TOTAL OPER+FIX	5	3.97	4.57	2.75	5.32	3.97	4.57	2.75	5.32
LEASING EXP	6	.33	.12	.04	.33				
TOTAL PAYROLL	4	.71	.77	.50	1.06				
TOTAL CONTRACT	6	.89	.96	.72	1.22				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3096	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	271	5
AVG % OFFICE OCCUPANCY	86.8	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	24.99	6
RENTABLE/GROSS SQFT	.96	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.77	6
PAYROLL	.49	4
CONTRACT	.16	5
SUP/MAT/MISC	.11	4
TRASH REMOVAL	.04	5
REPR/MAINT TOTAL	.34	5
PAYROLL	.21	4
ELEVATOR	.07	4
HVAC	.04	5
ELECTRICAL	.02	4
STRUCT/ROOF	.00	3
PLUMBING	.01	4
FIRE/LIFE SFTY	.02	4
OTHER MAINT/SUP	.02	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.33	5
ELECTRICAL	1.14	5
GAS	.15	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	5
RDS/GNDS/SEC TOTAL	.08	6
RDS/GNDS TOTAL	.08	5
RDS/GNDS PAYRL	.01	2
RDS/GNDS CONTR	.09	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.59	6
PAYROLL		
MGMT FEES	.47	6
PROF FEES	.06	5
GEN OFC EXP		
OTHER ADM EXP	.05	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.73	6
REAL ESTATE TAX	.60	6
BUILDING INS	.13	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.33	6
ADV/PROMOTION	.03	5
COMMISSIONS	.32	5
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.71	4
CLEANING	.49	4
REPAIR/MAINT	.21	4
RDS/GROUNDS	.01	2
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.89	6
CLEANING	.16	5
REPAIR/MAINT	.14	5
RDS/GROUNDS	.09	4
SECURITY		
ADMINISTRATIVE	.55	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	117,963 SQ. FT.				111,346 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					10.03	11.00	5.90	13.23
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	10.22	11.03	6.77	13.33				
MISCELLANEOUS	3	.19	.22						
TOTAL INCOME	5	10.35	11.09	6.92	13.43				
EXPENSE									
CLEANING	4	.84	.79	.75	.96	.84	.79	.75	.96
REPAIR-MAINT	5	.28	.38	.03	.50	.30	.38	.03	.50
UTILITIES	4	1.19	1.20	.76	1.55	1.19	1.20	.76	1.55
RDS/GRNDS/SEC	5	.14	.09	.02	.23	.14	.09	.03	.23
ADMINISTRATIVE	5	.61	.68	.28	.86	.65	.68	.33	.86
TOTAL OPER EXP	4	3.28	3.36	2.30	4.00	3.28	3.36	2.30	4.00
FIXED EXPENSES	5	1.03	1.10	.45	1.53	1.09	1.10	.51	1.53
TOTAL OPER+FIX	4	4.54	4.68	3.29	5.32	4.54	4.68	3.29	5.32
LEASING EXP	5	.11	.11	.04	.23				
TOTAL PAYROLL	3	.69	.81						
TOTAL CONTRACT	5	1.03	1.11	.62	1.36				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2746	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	290	4
AVG % OFFICE OCCUPANCY	83.9	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.59	5
RENTABLE/GROSS SQFT	.96	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.84	4
PAYROLL	.44	3
CONTRACT	.30	4
SUP/MAT/MISC	.12	3
TRASH REMOVAL	.06	4
REPR/MAINT TOTAL	.31	4
PAYROLL	.24	3
ELEVATOR	.07	3
HVAC	.03	4
ELECTRICAL	.03	3
STRUCT/ROOF	.00	2
PLUMBING	.02	3
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.02	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.19	4
ELECTRICAL	1.00	4
GAS	.12	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	4
RDS/GNDS/SEC TOTAL	.14	5
RDS/GNDS TOTAL	.14	4
RDS/GNDS PAYRL	.01	2
RDS/GNDS CONTR	.15	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.61	5
PAYROLL		
MGMT FEES	.46	5
PROF FEES	.13	4
GEN OFC EXP		
OTHER ADM EXP	.06	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.03	5
REAL ESTATE TAX	.83	5
BUILDING INS	.20	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.11	5
ADV/PROMOTION	.03	4
COMMISSIONS	.10	4
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.69	3
CLEANING	.44	3
REPAIR/MAINT	.24	3
RDS/GROUNDS	.01	2
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.03	5
CLEANING	.30	4
REPAIR/MAINT	.12	4
RDS/GROUNDS	.15	3
SECURITY		
ADMINISTRATIVE	.56	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Spokane, WA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	1,235,906 SQ. FT.				1,066,220 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	8					11.81	12.65	9.90	13.11
RETAIL AREA	6	12.62	12.83	11.27	16.12				
OTHER AREA	3	1.70	1.18						
TOTAL RENT	8	11.71	12.07	9.82	13.28				
MISCELLANEOUS	7	.31	.02	.01	.52				
TOTAL INCOME	8	12.01	12.66	9.94	13.54				
EXPENSE									
CLEANING	9	.96	.99	.83	1.03	1.00	1.02	.95	1.13
REPAIR-MAINT	9	.84	.82	.77	.94	.87	.90	.83	1.02
UTILITIES	9	1.58	1.50	1.25	1.84	1.62	1.53	1.25	1.98
RDS/GRNDS/SEC	9	.24	.18	.06	.32	.28	.22	.06	.37
ADMINISTRATIVE	9	.62	.55	.35	.69	.72	.63	.44	.74
TOTAL OPER EXP	9	4.24	4.10	3.38	4.64	4.91	4.93	4.08	5.56
FIXED EXPENSES	9	.93	.97	.81	1.03	1.08	1.03	.91	1.28
TOTAL OPER+FIX	9	5.17	5.12	4.32	5.59	5.99	6.05	4.90	6.83
LEASING EXP	9	2.20	1.86	1.14	2.99				
TOTAL PAYROLL	9	.43	.43	.24	.48				
TOTAL CONTRACT	9	1.86	1.81	1.57	2.08				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3660	9
AVG SQFT/RETAIL TENANT	3106	7
AVG SQFT/OFFICE WORKER	262	9
AVG % OFFICE OCCUPANCY	91.0	9
AVG % RETAIL OCCUPANCY	92.3	7
AVG $ RATE YR-END RENT	14.57	9
RENTABLE/GROSS SQFT	.87	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.96	9
PAYROLL	.06	2
CONTRACT	.83	9
SUP/MAT/MISC	.10	8
TRASH REMOVAL	.03	9
REPR/MAINT TOTAL	.84	9
PAYROLL	.29	9
ELEVATOR	.21	9
HVAC	.13	9
ELECTRICAL	.04	9
STRUCT/ROOF	.02	5
PLUMBING	.01	9
FIRE/LIFE SFTY	.02	7
OTHER MAINT/SUP	.11	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.58	9
ELECTRICAL	1.35	9
GAS	.20	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	9
RDS/GNDS/SEC TOTAL	.24	9
RDS/GNDS TOTAL	.08	8
RDS/GNDS PAYRL	.12	2
RDS/GNDS CONTR	.04	7
RDS/GNDS OTHER	.01	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.18	8
SEC PAYROLL		
SEC CONTRACTS	.17	8
SEC OTHER	.01	4
ADMIN TOTAL	.62	9
PAYROLL	.24	2
MGMT FEES	.41	8
PROF FEES	.07	4
GEN OFC EXP	.08	9
OTHER ADM EXP	.05	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.93	9
REAL ESTATE TAX	.82	9
BUILDING INS	.10	7
PERS PROP TAX	.02	2
OTHER TAX	.01	8
LEASING EXPENSES	2.20	9
ADV/PROMOTION	.03	7
COMMISSIONS	.25	7
PROF FEES	.12	5
TENANT ALTS	2.03	8
BUY-OUTS		
OTHER LEASING	.06	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.43	9
CLEANING	.06	2
REPAIR/MAINT	.29	9
RDS/GROUNDS	.12	2
SECURITY		
ADMINISTRATIVE	.24	2
TOTAL CONTRACTS	1.86	9
CLEANING	.83	9
REPAIR/MAINT	.43	9
RDS/GROUNDS	.04	7
SECURITY	.17	8
ADMINISTRATIVE	.47	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	707,010 SQ. FT.				571,009 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					10.63	11.08		
RETAIL AREA	3	11.42	11.27						
OTHER AREA	3	1.70	1.18						
TOTAL RENT	3	10.34	11.87						
MISCELLANEOUS	3	.26	.03						
TOTAL INCOME	3	10.60	12.08						
EXPENSE									
CLEANING	4	1.01	1.01	.99	1.03	1.07	1.08	1.02	1.13
REPAIR-MAINT	4	.88	.83	.80	.94	.93	.90	.84	1.00
UTILITIES	4	1.62	1.62	1.46	1.84	1.68	1.78	1.48	1.98
RDS/GRNDS/SEC	4	.28	.29	.18	.36	.34	.36	.22	.45
ADMINISTRATIVE	4	.41	.47	.31	.55	.51	.59	.38	.69
TOTAL OPER EXP	4	4.20	4.10	3.98	4.48	5.20	5.04	4.92	5.55
FIXED EXPENSES	4	.95	1.03	.86	1.03	1.18	1.28	1.09	1.29
TOTAL OPER+FIX	4	5.15	5.12	4.87	5.51	6.36	6.32	6.02	6.84
LEASING EXP	4	3.00	1.88	1.69	4.11				
TOTAL PAYROLL	4	.36	.36	.24	.48				
TOTAL CONTRACT	4	1.92	1.85	1.79	2.08				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3183	4
AVG SQFT/RETAIL TENANT	2480	4
AVG SQFT/OFFICE WORKER	236	4
AVG % OFFICE OCCUPANCY	89.7	4
AVG % RETAIL OCCUPANCY	89.1	4
AVG $ RATE YR-END RENT	14.86	4
RENTABLE/GROSS SQFT	.83	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.01	4
PAYROLL		
CONTRACT	.92	4
SUP/MAT/MISC	.07	3
TRASH REMOVAL	.03	4
REPR/MAINT TOTAL	.88	4
PAYROLL	.29	4
ELEVATOR	.23	4
HVAC	.17	4
ELECTRICAL	.03	4
STRUCT/ROOF	.02	3
PLUMBING	.01	4
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.12	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.62	4
ELECTRICAL	1.39	4
GAS	.22	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	4
RDS/GNDS/SEC TOTAL	.28	4
RDS/GNDS TOTAL	.09	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	3
RDS/GNDS OTHER	.01	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.20	4
SEC PAYROLL		
SEC CONTRACTS	.20	4
SEC OTHER	.01	2
ADMIN TOTAL	.41	4
PAYROLL		
MGMT FEES	.41	3
PROF FEES	.04	2
GEN OFC EXP	.04	4
OTHER ADM EXP	.03	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.95	4
REAL ESTATE TAX	.83	4
BUILDING INS	.11	4
PERS PROP TAX		
OTHER TAX	.01	4
LEASING EXPENSES	3.00	4
ADV/PROMOTION	.04	4
COMMISSIONS	.34	4
PROF FEES	.12	2
TENANT ALTS	2.64	4
BUY-OUTS		
OTHER LEASING	.04	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.36	4
CLEANING		
REPAIR/MAINT	.29	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.92	4
CLEANING	.92	4
REPAIR/MAINT	.47	4
RDS/GROUNDS	.03	3
SECURITY	.20	4
ADMINISTRATIVE	.44	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Spokane, WA

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	126,833 SQ. FT.				126,833 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					13.27	12.93		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	13.22	13.17						
MISCELLANEOUS									
TOTAL INCOME	4	13.26	13.17						
EXPENSE									
CLEANING	4	1.46	1.33			1.46	1.33		
REPAIR-MAINT	4	1.13	1.15			1.13	1.15		
UTILITIES	4	1.57	1.61			1.57	1.61		
RDS/GRNDS/SEC	4	.12	.10			.12	.10		
ADMINISTRATIVE	4	.67	.67			.67	.67		
TOTAL OPER EXP	4	4.94	5.32			4.94	5.32		
FIXED EXPENSES	4	1.06	.85			1.06	.85		
TOTAL OPER+FIX	4	6.00	6.22			6.00	6.22		
LEASING EXP									
TOTAL PAYROLL	2	.67	.72						
TOTAL CONTRACT	4	2.49	2.29						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1480	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	374	3
AVG % OFFICE OCCUPANCY	95.3	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.17	4
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.46	4
PAYROLL		
CONTRACT	1.23	4
SUP/MAT/MISC	.12	3
TRASH REMOVAL	.09	4
REPR/MAINT TOTAL	1.13	4
PAYROLL	.57	2
ELEVATOR	.46	2
HVAC	.11	4
ELECTRICAL	.04	2
STRUCT/ROOF		
PLUMBING	.02	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.21	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.57	4
ELECTRICAL	.90	4
GAS	.14	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.14	4
RDS/GNDS/SEC TOTAL	.12	4
RDS/GNDS TOTAL	.06	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.67	4
PAYROLL		
MGMT FEES	.65	4
PROF FEES		
GEN OFC EXP	.02	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.06	4
REAL ESTATE TAX	.91	4
BUILDING INS	.14	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.67	2
CLEANING		
REPAIR/MAINT	.57	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	2.49	4
CLEANING	1.23	4
REPAIR/MAINT	.55	4
RDS/GROUNDS	.06	3
SECURITY		
ADMINISTRATIVE	.65	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Springfield, IL

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	204,729 SQ. FT.				204,585 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					7.33	8.84		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	7.33	8.84						
MISCELLANEOUS	2	3.21	3.59						
TOTAL INCOME	3	8.21	10.56						
EXPENSE									
CLEANING	3	.78	.78			.78	.78		
REPAIR-MAINT	3	1.65	.74			1.65	.74		
UTILITIES	3	1.75	1.75			1.75	1.75		
RDS/GRNDS/SEC	3	.11	.12			.11	.12		
ADMINISTRATIVE	3	1.16	.82			1.16	.82		
TOTAL OPER EXP	3	5.46	4.14			5.46	4.14		
FIXED EXPENSES	3	1.50	1.56			1.50	1.56		
TOTAL OPER+FIX	3	6.95	5.75			6.96	5.75		
LEASING EXP	2	.62	.50						
TOTAL PAYROLL	3	1.21	.44						
TOTAL CONTRACT	3	.94	1.03						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5680	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	239	3
AVG % OFFICE OCCUPANCY	97.2	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.68	3
RENTABLE/GROSS SQFT	.87	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.78	3
PAYROLL		
CONTRACT	.19	3
SUP/MAT/MISC	.07	3
TRASH REMOVAL	.07	3
REPR/MAINT TOTAL	1.65	3
PAYROLL	.41	3
ELEVATOR	.10	3
HVAC	.16	3
ELECTRICAL	.10	2
STRUCT/ROOF	.08	2
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.76	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.75	3
ELECTRICAL	1.55	3
GAS	.14	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	.11	3
RDS/GNDS TOTAL	.07	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	1.16	3
PAYROLL		
MGMT FEES	.54	2
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.09	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.50	3
REAL ESTATE TAX	1.38	3
BUILDING INS	.12	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.62	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.21	3
CLEANING		
REPAIR/MAINT	.41	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.94	3
CLEANING	.19	3
REPAIR/MAINT	.49	3
RDS/GROUNDS	.05	2
SECURITY		
ADMINISTRATIVE	.54	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Springfield, IL

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	133,777 SQ. FT.				133,777 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	3					10.76	11.35		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	10.76	11.35						
MISCELLANEOUS	3	1.80	1.65						
TOTAL INCOME	3	12.57	12.97						
EXPENSE									
CLEANING	3	.75	.75			.75	.75		
REPAIR-MAINT	3	.82	.81			.82	.81		
UTILITIES	3	1.56	1.81			1.56	1.81		
RDS/GRNDS/SEC	3	.11	.12			.11	.12		
ADMINISTRATIVE	3	.59	.54			.59	.54		
TOTAL OPER EXP	3	3.84	3.90			3.84	3.90		
FIXED EXPENSES	3	.92	.85			.92	.85		
TOTAL OPER+FIX	3	4.75	4.75			4.75	4.75		
LEASING EXP									
TOTAL PAYROLL	3	.40	.41						
TOTAL CONTRACT	3	1.55	1.40						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7552	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	184	3
AVG % OFFICE OCCUPANCY	96.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.21	3
RENTABLE/GROSS SQFT	.95	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.75	3
PAYROLL		
CONTRACT	.60	3
SUP/MAT/MISC	.11	3
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	.82	3
PAYROLL	.39	3
ELEVATOR	.11	3
HVAC	.23	3
ELECTRICAL		
STRUCT/ROOF		
PLUMBING	.02	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.07	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.56	3
ELECTRICAL	1.30	3
GAS	.24	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	3
RDS/GNDS/SEC TOTAL	.11	3
RDS/GNDS TOTAL	.13	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	2
RDS/GNDS OTHER	.07	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.59	3
PAYROLL		
MGMT FEES	.53	3
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.05	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.92	3
REAL ESTATE TAX	.82	3
BUILDING INS	.10	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.40	3
CLEANING		
REPAIR/MAINT	.39	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.55	3
CLEANING	.60	3
REPAIR/MAINT	.36	3
RDS/GROUNDS	.10	2
SECURITY		
ADMINISTRATIVE	.53	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	133,777 SQ. FT.				133,777 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	3					10.76	11.35		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	10.76	11.35						
MISCELLANEOUS	3	1.80	1.65						
TOTAL INCOME	3	12.57	12.97						
EXPENSE									
CLEANING	3	.75	.75			.75	.75		
REPAIR-MAINT	3	.82	.81			.82	.81		
UTILITIES	3	1.56	1.81			1.56	1.81		
RDS/GRNDS/SEC	3	.11	.12			.11	.12		
ADMINISTRATIVE	3	.59	.54			.59	.54		
TOTAL OPER EXP	3	3.84	3.90			3.84	3.90		
FIXED EXPENSES	3	.92	.85			.92	.85		
TOTAL OPER+FIX	3	4.75	4.75			4.75	4.75		
LEASING EXP									
TOTAL PAYROLL	3	.40	.41						
TOTAL CONTRACT	3	1.55	1.40						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7552	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	184	3
AVG % OFFICE OCCUPANCY	96.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.21	3
RENTABLE/GROSS SQFT	.95	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.75	3
PAYROLL		
CONTRACT	.60	3
SUP/MAT/MISC	.11	3
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	.82	3
PAYROLL	.39	3
ELEVATOR	.11	3
HVAC	.23	3
ELECTRICAL		
STRUCT/ROOF		
PLUMBING	.02	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.07	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.56	3
ELECTRICAL	1.30	3
GAS	.24	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	3
RDS/GNDS/SEC TOTAL	.11	3
RDS/GNDS TOTAL	.13	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	2
RDS/GNDS OTHER	.07	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.59	3
PAYROLL		
MGMT FEES	.53	3
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.05	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.92	3
REAL ESTATE TAX	.82	3
BUILDING INS	.10	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.40	3
CLEANING		
REPAIR/MAINT	.39	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.55	3
CLEANING	.60	3
REPAIR/MAINT	.36	3
RDS/GROUNDS	.10	2
SECURITY		
ADMINISTRATIVE	.53	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

St. Louis, MO

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	9 BLDS	4,453,609 SQ. FT.				4,384,895 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	7					12.61	12.36	10.36	14.05
RETAIL AREA	4	6.80	7.70	2.08	13.69				
OTHER AREA									
TOTAL RENT	8	12.24	11.86	8.23	13.61				
MISCELLANEOUS	8	.36	.17	.07	.49				
TOTAL INCOME	8	12.60	12.60	8.40	14.28				
EXPENSE									
CLEANING	9	.88	.86	.60	1.02	.89	.86	.61	1.02
REPAIR-MAINT	9	1.42	1.22	.82	1.61	1.43	1.23	.83	1.62
UTILITIES	8	2.25	2.17	1.64	2.60	2.26	2.17	1.65	2.62
RDS/GRNDS/SEC	9	.38	.22	.14	.37	.39	.24	.14	.37
ADMINISTRATIVE	9	.54	.66	.36	.79	.55	.66	.36	.82
TOTAL OPER EXP	8	5.23	4.80	3.95	5.96	5.31	5.02	4.02	6.00
FIXED EXPENSES	8	.84	.97	.36	1.14	.86	.98	.38	1.19
TOTAL OPER+FIX	7	5.92	5.93	4.86	6.46	6.04	6.04	4.94	6.70
LEASING EXP	8	.54	.48	.06	.97				
TOTAL PAYROLL	9	.51	.55	.36	.65				
TOTAL CONTRACT	9	2.24	1.69	1.36	2.46				

OCCUPANCY INFO.	AVERAGE	BLDS
AVG SQFT/OFFICE TENANT	31901	9
AVG SQFT/RETAIL TENANT	1903	8
AVG SQFT/OFFICE WORKER	254	6
AVG % OFFICE OCCUPANCY	91.5	9
AVG % RETAIL OCCUPANCY	95.9	8
AVG $ RATE YR-END RENT	15.72	8
RENTABLE/GROSS SQFT	.84	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.88	9
PAYROLL	.06	3
CONTRACT	.88	9
SUP/MAT/MISC	.13	9
TRASH REMOVAL	.07	9
REPR/MAINT TOTAL	1.42	9
PAYROLL	.30	8
ELEVATOR	.31	9
HVAC	.46	9
ELECTRICAL	.09	7
STRUCT/ROOF	.15	7
PLUMBING	.02	6
FIRE/LIFE SFTY	.01	5
OTHER MAINT/SUP	.22	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.25	8
ELECTRICAL	2.08	7
GAS	.47	4
FUEL OIL		
PURCH STEAM	.13	4
PURCH CH WTR		
COAL		
WATER/SEWER	.04	8
RDS/GNDS/SEC TOTAL	.38	9
RDS/GNDS TOTAL	.12	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	5
RDS/GNDS OTHER	.00	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.29	9
SEC PAYROLL		
SEC CONTRACTS	.27	9
SEC OTHER		
ADMIN TOTAL	.54	9
PAYROLL	.26	8
MGMT FEES	.26	8
PROF FEES	.06	5
GEN OFC EXP	.05	8
OTHER ADM EXP	.03	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.84	8
REAL ESTATE TAX	.63	8
BUILDING INS	.22	8
PERS PROP TAX	.00	2
OTHER TAX		
LEASING EXPENSES	.54	8
ADV/PROMOTION	.02	8
COMMISSIONS	.14	5
PROF FEES	.04	4
TENANT ALTS	.45	6
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.51	9
CLEANING	.06	3
REPAIR/MAINT	.30	8
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.26	8
TOTAL CONTRACTS	2.24	9
CLEANING	.68	9
REPAIR/MAINT	.96	9
RDS/GROUNDS	.12	5
SECURITY	.27	9
ADMINISTRATIVE	.31	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,167,525 SQ. FT.				1,172,646 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					11.23	11.38		
RETAIL AREA	2	7.31	6.34						
OTHER AREA									
TOTAL RENT	3	11.19	11.38						
MISCELLANEOUS	3	.85	.81						
TOTAL INCOME	3	12.04	12.86						
EXPENSE									
CLEANING	3	.70	.64			.71	.66		
REPAIR-MAINT	3	.91	.64			.92	.64		
UTILITIES	3	2.29	1.91			2.30	1.92		
RDS/GRNDS/SEC	3	.17	.14			.17	.14		
ADMINISTRATIVE	3	.76	.77			.77	.80		
TOTAL OPER EXP	3	4.82	4.23			4.88	4.25		
FIXED EXPENSES	3	.94	.88			.95	.89		
TOTAL OPER+FIX	3	5.76	5.63			5.84	5.66		
LEASING EXP	3	.67	.56						
TOTAL PAYROLL	3	.51	.55						
TOTAL CONTRACT	3	1.53	1.50						

OCCUPANCY INFO.	AVERAGE	BLDS
AVG SQFT/OFFICE TENANT	15261	3
AVG SQFT/RETAIL TENANT	2480	3
AVG SQFT/OFFICE WORKER	205	3
AVG % OFFICE OCCUPANCY	84.7	3
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	14.41	3
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.70	3
PAYROLL	.06	3
CONTRACT	.53	3
SUP/MAT/MISC	.06	3
TRASH REMOVAL	.07	3
REPR/MAINT TOTAL	.91	3
PAYROLL	.23	3
ELEVATOR	.21	3
HVAC	.14	3
ELECTRICAL	.04	3
STRUCT/ROOF	.01	2
PLUMBING	.03	3
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.24	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.29	3
ELECTRICAL	2.40	2
GAS	1.09	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	.17	3
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.16	3
SEC PAYROLL		
SEC CONTRACTS	.16	3
SEC OTHER		
ADMIN TOTAL	.76	3
PAYROLL	.23	3
MGMT FEES	.35	3
PROF FEES	.06	2
GEN OFC EXP	.06	3
OTHER ADM EXP	.10	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.94	3
REAL ESTATE TAX	.73	3
BUILDING INS	.22	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.67	3
ADV/PROMOTION	.02	3
COMMISSIONS	.16	3
PROF FEES	.06	2
TENANT ALTS	.61	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.51	3
CLEANING	.06	3
REPAIR/MAINT	.23	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.23	3
TOTAL CONTRACTS	1.53	3
CLEANING	.53	3
REPAIR/MAINT	.43	3
RDS/GROUNDS		
SECURITY	.16	3
ADMINISTRATIVE	.40	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

St. Louis, MO

DOWNTOWN MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	2,682,369 SQ. FT.				2,656,684 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					13.69	13.60		
RETAIL AREA	2	6.59	9.44						
OTHER AREA									
TOTAL RENT	2	13.81	13.72						
MISCELLANEOUS	2	.02	.02						
TOTAL INCOME	2	13.83	13.74						
EXPENSE									
CLEANING	3	.98	1.01			.99	1.01		
REPAIR-MAINT	3	1.73	1.88			1.74	1.90		
UTILITIES	2	2.16	2.20			2.17	2.22		
RDS/GRNDS/SEC	3	.50	.44			.51	.44		
ADMINISTRATIVE	3	.41	.42			.41	.42		
TOTAL OPER EXP	2	5.46	5.32			5.55	5.39		
FIXED EXPENSES	2	.70	.72			.71	.73		
TOTAL OPER + FIX									
LEASING EXP	2	.26	.27						
TOTAL PAYROLL	3	.49	.53						
TOTAL CONTRACT	3	2.68	2.87						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	61926	3
AVG SQFT/RETAIL TENANT	1640	3
AVG SQFT/OFFICE WORKER	286	2
AVG % OFFICE OCCUPANCY	95.6	3
AVG % RETAIL OCCUPANCY	93.7	3
AVG $ RATE YR-END RENT	16.87	2
RENTABLE/GROSS SQFT	.82	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.98	3
PAYROLL		
CONTRACT	.75	3
SUP/MAT/MISC	.16	3
TRASH REMOVAL	.06	3
REPR/MAINT TOTAL	1.73	3
PAYROLL	.35	2
ELEVATOR	.38	3
HVAC	.67	3
ELECTRICAL	.16	2
STRUCT/ROOF	.22	3
PLUMBING	.03	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.19	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.16	2
ELECTRICAL	1.94	2
GAS		
FUEL OIL		
PURCH STEAM	.12	2
PURCH CH WTR		
COAL		
WATER/SEWER	.02	2
RDS/GNDS/SEC TOTAL	.50	3
RDS/GNDS TOTAL	.15	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.15	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.36	3
SEC PAYROLL		
SEC CONTRACTS	.32	3
SEC OTHER		
ADMIN TOTAL	.41	3
PAYROLL	.27	3
MGMT FEES	.18	2
PROF FEES		
GEN OFC EXP	.05	2
OTHER ADM EXP	.01	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.70	2
REAL ESTATE TAX	.46	2
BUILDING INS	.24	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.26	2
ADV/PROMOTION	.01	2
COMMISSIONS		
PROF FEES		
TENANT ALTS	.22	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.49	3
CLEANING		
REPAIR/MAINT	.35	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.27	3
TOTAL CONTRACTS	2.68	3
CLEANING	.75	3
REPAIR/MAINT	1.36	3
RDS/GROUNDS	.15	3
SECURITY	.32	3
ADMINISTRATIVE	.19	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	46 BLDS	3,663,069 SQ. FT.				3,567,030 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	46					12.80	11.78	10.06	15.31
RETAIL AREA	2	12.24	9.52						
OTHER AREA	3	8.76	6.65						
TOTAL RENT	46	12.35	11.72	10.06	15.22				
MISCELLANEOUS	37	.16	.09	.03	.26				
TOTAL INCOME	46	12.49	11.78	10.06	15.34				
EXPENSE									
CLEANING	47	.73	.69	.60	.84	.74	.69	.60	.84
REPAIR-MAINT	48	.81	.77	.63	1.01	.82	.77	.63	1.02
UTILITIES	47	2.07	1.98	1.69	2.21	2.08	1.99	1.69	2.24
RDS/GRNDS/SEC	48	.39	.25	.14	.33	.40	.25	.14	.33
ADMINISTRATIVE	48	.67	.67	.44	.82	.69	.67	.44	.82
TOTAL OPER EXP	45	4.66	4.29	3.86	4.82	4.79	4.29	3.86	5.17
FIXED EXPENSES	48	1.75	1.66	1.43	1.92	1.79	1.67	1.43	1.97
TOTAL OPER + FIX	45	6.41	5.93	5.46	6.76	6.57	5.97	5.46	6.83
LEASING EXP	44	1.64	1.23	.11	2.40				
TOTAL PAYROLL	38	.35	.33	.21	.51				
TOTAL CONTRACT	40	1.90	1.76	1.38	2.03				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5835	44
AVG SQFT/RETAIL TENANT	4748	2
AVG SQFT/OFFICE WORKER	258	33
AVG % OFFICE OCCUPANCY	85.8	46
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	16.50	46
RENTABLE/GROSS SQFT	.91	37

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.76	39
PAYROLL	.14	3
CONTRACT	.66	39
SUP/MAT/MISC	.06	39
TRASH REMOVAL	.05	39
REPR/MAINT TOTAL	.85	40
PAYROLL	.25	37
ELEVATOR	.16	28
HVAC	.14	40
ELECTRICAL	.06	37
STRUCT/ROOF	.04	28
PLUMBING	.04	34
FIRE/LIFE SFTY	.03	21
OTHER MAINT/SUP	.21	39

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.08	39
ELECTRICAL	1.95	39
GAS	.29	11
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	38
RDS/GNDS/SEC TOTAL	.42	40
RDS/GNDS TOTAL	.26	38
RDS/GNDS PAYRL	.06	2
RDS/GNDS CONTR	.15	38
RDS/GNDS OTHER	.15	26

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.22	20
SEC PAYROLL		
SEC CONTRACTS	.22	20
SEC OTHER	.00	4
ADMIN TOTAL	.66	40
PAYROLL	.20	9
MGMT FEES	.53	39
PROF FEES	.06	30
GEN OFC EXP	.04	31
OTHER ADM EXP	.06	22

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.74	39
REAL ESTATE TAX	1.57	39
BUILDING INS	.18	40
PERS PROP TAX	1.09	2
OTHER TAX	.04	7
LEASING EXPENSES	1.02	36
ADV/PROMOTION	.10	25
COMMISSIONS	.26	27
PROF FEES	.33	17
TENANT ALTS	1.65	32
BUY-OUTS		
OTHER LEASING	.08	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.35	38
CLEANING	.14	3
REPAIR/MAINT	.25	37
RDS/GROUNDS	.06	2
SECURITY		
ADMINISTRATIVE	.20	9
TOTAL CONTRACTS	1.90	40
CLEANING	.66	39
REPAIR/MAINT	.42	40
RDS/GROUNDS	.15	38
SECURITY	.22	20
ADMINISTRATIVE	.52	40

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

St. Louis, MO

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	296,915 SQ. FT.				296,915 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					11.76	11.68	10.36	12.87
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10	11.76	11.68	10.36	12.87				
MISCELLANEOUS	5	.13	.04	.01	.25				
TOTAL INCOME	10	11.84	11.68	10.36	12.88				
EXPENSE									
CLEANING	10	.76	.76	.64	.91	.76	.76	.64	.91
REPAIR-MAINT	11	.89	.94	.59	1.04	.89	.94	.59	1.04
UTILITIES	10	2.03	2.17	1.57	2.35	2.03	2.17	1.57	2.35
RDS/GRNDS/SEC	11	.26	.21	.13	.32	.26	.21	.13	.32
ADMINISTRATIVE	11	.68	.57	.51	.71	.68	.57	.51	.71
TOTAL OPER EXP	10	4.66	4.70	3.87	5.64	4.66	4.70	3.87	5.64
FIXED EXPENSES	11	1.41	1.43	1.31	1.70	1.41	1.43	1.31	1.70
TOTAL OPER+FIX	10	6.05	6.23	5.29	7.09	6.05	6.23	5.29	7.09
LEASING EXP	10	1.45	.63	.20	1.53				
TOTAL PAYROLL	10	.52	.42	.33	.56				
TOTAL CONTRACT	11	1.76	1.65	1.23	2.01				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2468	10
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	200	9
AVG % OFFICE OCCUPANCY	90.4	11
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.86	11
RENTABLE/GROSS SQFT	.86	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.76	10
PAYROLL		
CONTRACT	.67	10
SUP/MAT/MISC	.06	10
TRASH REMOVAL	.06	11
REPR/MAINT TOTAL	.89	11
PAYROLL	.36	10
ELEVATOR	.07	5
HVAC	.21	11
ELECTRICAL	.07	11
STRUCT/ROOF	.04	6
PLUMBING	.02	9
FIRE/LIFE SFTY	.01	5
OTHER MAINT/SUP	.26	10

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.03	10
ELECTRICAL	1.94	10
GAS	.10	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	10
RDS/GNDS/SEC TOTAL	.26	11
RDS/GNDS TOTAL	.26	10
RDS/GNDS PAYRL	.06	2
RDS/GNDS CONTR	.23	10
RDS/GNDS OTHER	.03	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.68	11
PAYROLL		
MGMT FEES	.53	11
PROF FEES	.21	6
GEN OFC EXP	.02	5
OTHER ADM EXP	.02	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.41	11
REAL ESTATE TAX	1.27	11
BUILDING INS	.14	11
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.46	10
ADV/PROMOTION	.09	5
COMMISSIONS	.31	6
PROF FEES	.07	3
TENANT ALTS	1.32	6
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.52	10
CLEANING		
REPAIR/MAINT	.36	10
RDS/GROUNDS	.06	2
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.76	11
CLEANING	.57	10
REPAIR/MAINT	.36	11
RDS/GROUNDS	.23	10
SECURITY		
ADMINISTRATIVE	.62	11

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	17 BLDS	1,199,839 SQ. FT.				1,176,191 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	16					12.83	14.43	9.78	15.95
RETAIL AREA									
OTHER AREA									
TOTAL RENT	16	12.83	14.43	9.78	15.97				
MISCELLANEOUS	16	.25	.14	.04	.33				
TOTAL INCOME	16	13.08	14.49	10.12	16.39				
EXPENSE									
CLEANING	17	.71	.67	.60	.89	.72	.67	.60	.90
REPAIR-MAINT	17	.76	.77	.62	.86	.77	.77	.62	.96
UTILITIES	17	1.96	1.91	1.78	2.12	2.00	1.96	1.78	2.20
RDS/GRNDS/SEC	17	.25	.24	.14	.30	.25	.24	.14	.30
ADMINISTRATIVE	17	.68	.74	.40	.86	.69	.74	.40	.86
TOTAL OPER EXP	15	4.31	4.26	3.96	4.47	4.31	4.26	4.01	4.47
FIXED EXPENSES	17	1.81	1.75	1.46	2.14	1.83	1.75	1.46	2.14
TOTAL OPER+FIX	15	6.07	5.89	5.67	6.37	6.08	5.97	5.67	6.37
LEASING EXP	14	2.57	1.85	.11	3.28				
TOTAL PAYROLL	14	.30	.21	.17	.47				
TOTAL CONTRACT	15	1.76	1.79	1.54	2.00				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5689	17
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	225	13
AVG % OFFICE OCCUPANCY	85.6	17
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.01	17
RENTABLE/GROSS SQFT	.93	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.76	16
PAYROLL		
CONTRACT	.64	15
SUP/MAT/MISC	.06	15
TRASH REMOVAL	.04	16
REPR/MAINT TOTAL	.80	16
PAYROLL	.29	14
ELEVATOR	.07	15
HVAC	.12	15
ELECTRICAL	.05	15
STRUCT/ROOF	.03	12
PLUMBING	.01	13
FIRE/LIFE SFTY	.01	10
OTHER MAINT/SUP	.26	16

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.01	16
ELECTRICAL	1.96	16
GAS	.07	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	16
RDS/GNDS/SEC TOTAL	.26	16
RDS/GNDS TOTAL	.23	16
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.21	16
RDS/GNDS OTHER	.03	11

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.03	10
SEC PAYROLL		
SEC CONTRACTS	.03	10
SEC OTHER	.00	4
ADMIN TOTAL	.70	16
PAYROLL	.10	3
MGMT FEES	.56	16
PROF FEES	.07	11
GEN OFC EXP	.06	12
OTHER ADM EXP	.08	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.87	16
REAL ESTATE TAX	1.67	16
BUILDING INS	.19	16
PERS PROP TAX		
OTHER TAX	.04	3
LEASING EXPENSES	3.09	12
ADV/PROMOTION	.08	10
COMMISSIONS	.36	10
PROF FEES	.08	6
TENANT ALTS	2.89	11
BUY-OUTS		
OTHER LEASING	.09	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	[illegible]	14
CLEANING		
REPAIR/MAINT	.28	14
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.10	3
TOTAL CONTRACTS	1.76	15
CLEANING	.64	15
REPAIR/MAINT	.29	15
RDS/GROUNDS	.21	15
SECURITY	.03	10
ADMINISTRATIVE	.60	15

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

St. Louis, MO

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	946,711 SQ. FT.				902,828 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					11.47	11.21	8.50	13.83
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	11.39	11.25	8.49	13.56				
MISCELLANEOUS	5	.09	.07	.03	.17				
TOTAL INCOME	5	11.48	11.25	8.55	13.72				
EXPENSE									
CLEANING	5	.70	.66	.56	.80	.70	.66	.56	.80
REPAIR-MAINT	5	.81	.66	.60	1.10	.81	.66	.60	1.10
UTILITIES	5	2.07	2.03	1.71	2.30	2.07	2.03	1.71	2.30
RDS/GRNDS/SEC	5	.40	.34	.15	.59	.42	.34	.15	.70
ADMINISTRATIVE	5	.72	.69	.53	.96	.76	.70	.53	1.10
TOTAL OPER EXP	5	4.70	4.33	3.82	5.50	4.95	4.33	3.84	6.38
FIXED EXPENSES	5	1.71	1.65	1.19	2.02	1.80	1.99	1.20	2.08
TOTAL OPER+FIX	5	6.41	6.32	5.01	7.35	6.75	6.32	5.04	8.46
LEASING EXP	5	1.48	.89	.70	2.39				
TOTAL PAYROLL	5	.31	.38	.21	.46				
TOTAL CONTRACT	5	1.90	1.92	1.31	2.28				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4601	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	259	5
AVG % OFFICE OCCUPANCY	81.9	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.56	5
RENTABLE/GROSS SQFT	.91	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.70	5
PAYROLL		
CONTRACT	.59	5
SUP/MAT/MISC	.05	5
TRASH REMOVAL	.04	4
REPR/MAINT TOTAL	.81	5
PAYROLL	.24	4
ELEVATOR	.20	4
HVAC	.17	5
ELECTRICAL	.05	4
STRUCT/ROOF	.06	2
PLUMBING	.06	5
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.15	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.07	5
ELECTRICAL	1.78	5
GAS	.36	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	5
RDS/GNDS/SEC TOTAL	.40	5
RDS/GNDS TOTAL	.17	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	4
RDS/GNDS OTHER	.22	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.25	5
SEC PAYROLL		
SEC CONTRACTS	.25	5
SEC OTHER		
ADMIN TOTAL	.72	5
PAYROLL	.20	3
MGMT FEES	.47	5
PROF FEES	.05	4
GEN OFC EXP	.06	5
OTHER ADM EXP	.05	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.80	4
REAL ESTATE TAX	1.47	4
BUILDING INS	.16	5
PERS PROP TAX	1.09	2
OTHER TAX		
LEASING EXPENSES	1.48	5
ADV/PROMOTION	.13	5
COMMISSIONS	.17	4
PROF FEES	.85	3
TENANT ALTS	.94	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.31	5
CLEANING		
REPAIR/MAINT	.24	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.20	3
TOTAL CONTRACTS	1.90	5
CLEANING	.59	5
REPAIR/MAINT	.50	5
RDS/GROUNDS	.05	4
SECURITY	.25	5
ADMINISTRATIVE	.52	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

St. Paul, MN

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	12 BLDS	2,306,267 SQ. FT.				2,066,660 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					13.15	13.02	9.94	14.60
RETAIL AREA	8	19.76	23.04	10.78	34.59				
OTHER AREA									
TOTAL RENT	11	13.40	12.71	10.73	14.90				
MISCELLANEOUS	10	.62	.20	.04	.67				
TOTAL INCOME	11	13.96	13.28	11.10	15.23				
EXPENSE									
CLEANING	11	1.11	.95	.81	1.18	1.13	.95	.81	1.30
REPAIR-MAINT	12	1.22	1.11	.45	1.37	1.25	1.11	.45	1.52
UTILITIES	11	1.55	1.63	1.11	1.97	1.58	1.63	1.11	2.13
RDS/GRNDS/SEC	12	.23	.14	.08	.29	.25	.14	.07	.33
ADMINISTRATIVE	12	.70	.71	.52	.87	.74	.75	.53	.87
TOTAL OPER EXP	11	4.81	4.64	3.93	5.22	5.09	4.89	3.93	5.93
FIXED EXPENSES	12	2.01	1.80	1.24	3.73	2.12	2.24	1.24	3.78
TOTAL OPER+FIX	11	6.85	6.84	6.36	7.95	7.25	7.95	6.60	8.32
LEASING EXP	12	.71	.30	.10	1.06				
TOTAL PAYROLL	9	.77	.86	.54	1.08				
TOTAL CONTRACT	10	2.25	2.10	1.75	2.19				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7655	12
AVG SQFT/RETAIL TENANT	1415	8
AVG SQFT/OFFICE WORKER	229	9
AVG % OFFICE OCCUPANCY	90.5	12
AVG % RETAIL OCCUPANCY	79.8	8
AVG $ RATE YR-END RENT	14.60	12
RENTABLE/GROSS SQFT	.86	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.11	10
PAYROLL	.11	6
CONTRACT	.91	10
SUP/MAT/MISC	.06	10
TRASH REMOVAL	.06	10
REPR/MAINT TOTAL	1.29	10
PAYROLL	.48	9
ELEVATOR	.25	10
HVAC	.16	10
ELECTRICAL	.08	10
STRUCT/ROOF	.18	8
PLUMBING	.03	10
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.13	10

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.66	10
ELECTRICAL	1.10	10
GAS	.10	7
FUEL OIL	.02	4
PURCH STEAM	.37	8
PURCH CH WTR		
COAL		
WATER/SEWER	.08	10
RDS/GNDS/SEC TOTAL	.35	10
RDS/GNDS TOTAL	.08	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	2
RDS/GNDS OTHER	.01	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.25	9
SEC PAYROLL	.23	2
SEC CONTRACTS	.22	8
SEC OTHER	.01	2
ADMIN TOTAL	.71	10
PAYROLL	.27	4
MGMT FEES	.47	9
PROF FEES	.04	7
GEN OFC EXP	.08	10
OTHER ADM EXP	.06	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.84	10
REAL ESTATE TAX	1.71	10
BUILDING INS	.23	10
PERS PROP TAX		
OTHER TAX	.03	2
LEASING EXPENSES	.76	10
ADV/PROMOTION	.02	10
COMMISSIONS	.11	4
PROF FEES	.04	3
TENANT ALTS	.66	10
BUY-OUTS		
OTHER LEASING	.02	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.77	9
CLEANING	.11	6
REPAIR/MAINT	.46	9
RDS/GROUNDS		
SECURITY	.23	2
ADMINISTRATIVE	.27	4
TOTAL CONTRACTS	2.25	10
CLEANING	.91	10
REPAIR/MAINT	.69	10
RDS/GROUNDS	.02	2
SECURITY	.22	8
ADMINISTRATIVE	.46	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

St. Paul, MN

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	246,409 SQ. FT.				246,409 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					14.13	13.46		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	14.13	13.46						
MISCELLANEOUS	2	.02	.02						
TOTAL INCOME	2	14.15	13.48						
EXPENSE									
CLEANING	2	.71	.67			.71	.67		
REPAIR-MAINT	3	.50	.56			.50	.56		
UTILITIES	2	1.59	1.63			1.59	1.63		
RDS/GRNDS/SEC	3	.11	.14			.11	.14		
ADMINISTRATIVE	3	.86	.85			.86	.85		
TOTAL OPER EXP	2	3.90	3.93			3.90	3.93		
FIXED EXPENSES	3	3.06	4.00			3.06	4.00		
TOTAL OPER + FIX	2	7.93	7.95			7.93	7.95		
LEASING EXP	3	.16	.15						
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4496	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	72.4	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	8.26	3
RENTABLE/GROSS SQFT	.96	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL			**UTILITIES TOTAL**			SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL			SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT			GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**		
ELEVATOR			WATER/SEWER			PROF FEES			COMMISSIONS			CLEANING		
HVAC			**RDS/GNDS/SEC TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL			RDS/GNDS TOTAL			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS OTHER											
OTHER MAINT/SUP														

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	434,610 SQ. FT.				434,610 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					8.22	9.71	6.16	12.85
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	8.22	9.71	6.16	12.85				
MISCELLANEOUS	2	.01	.01						
TOTAL INCOME	4	8.22	9.72	6.16	12.86				
EXPENSE									
CLEANING	4	.71	.75	.59	.76	.71	.75	.59	.76
REPAIR-MAINT	4	1.33	.78	.56	1.29	1.33	.78	.56	1.29
UTILITIES	4	1.61	1.64	1.08	1.91	1.61	1.64	1.08	1.91
RDS/GRNDS/SEC	4	.56	.38	.19	.57	.56	.38	.19	.57
ADMINISTRATIVE	4	.39	.61	.36	.76	.39	.61	.36	.76
TOTAL OPER EXP	4	4.61	4.30	3.22	4.82	4.61	4.30	3.22	4.82
FIXED EXPENSES	4	3.26	2.72	2.53	3.19	3.26	2.72	2.53	3.19
TOTAL OPER + FIX	4	7.87	6.97	5.94	7.82	7.87	6.97	5.94	7.82
LEASING EXP	3	.80	.54						
TOTAL PAYROLL	4	.82	.49	.09	.83				
TOTAL CONTRACT	4	1.41	1.27	.93	1.69				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9779	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	271	4
AVG % OFFICE OCCUPANCY	94.5	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.75	4
RENTABLE/GROSS SQFT	.90	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.71	4	**UTILITIES TOTAL**	1.61	4	SECURITY TOTAL	.48	2	**FIXED EXP TOTAL**	3.36	3	**TOTAL PAYROLL**	.82	4
PAYROLL			ELECTRICAL	1.47	4	SEC PAYROLL			REAL ESTATE TAX	3.24	3	CLEANING		
CONTRACT	.48	4	GAS	.23	3	SEC CONTRACTS	.48	2	BUILDING INS	.12	4	REPAIR/MAINT	.60	3
SUP/MAT/MISC	.07	4	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.09	2
TRASH REMOVAL	.05	4	PURCH STEAM			**ADMIN TOTAL**	.39	4	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.45	3	PURCH CH WTR			PAYROLL	.12	2	**LEASING EXPENSES**	.90	3	ADMINISTRATIVE	.12	2
PAYROLL	.60	3	COAL			MGMT FEES	.64	3	ADV/PROMOTION			**TOTAL CONTRACTS**	1.41	4
ELEVATOR	.04	2	WATER/SEWER	.07	4	PROF FEES	.02	2	COMMISSIONS	.71	2	CLEANING	.48	4
HVAC	.07	3	**RDS/GNDS/SEC TOTAL**	.56	4	GEN OFC EXP	.05	2	PROF FEES			REPAIR/MAINT	.36	3
ELECTRICAL	.13	3	RDS/GNDS TOTAL	.22	3	OTHER ADM EXP	.04	2	TENANT ALTS	.67	3	RDS/GROUNDS	.05	3
STRUCT/ROOF			RDS/GNDS PAYRL	.09	2				BUY-OUTS			SECURITY	.48	2
PLUMBING	.09	3	RDS/GNDS CONTR	.05	3				OTHER LEASING			ADMINISTRATIVE	.22	4
FIRE/LIFE SFTY	.03	2	RDS/GNDS OTHER	.11	3									
OTHER MAINT/SUP	.48	3												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Suburban Chicago, IL

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	77 BLDS	8,731,618 SQ. FT.				8,527,714 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	75					13.65	13.88	10.35	16.70
RETAIL AREA	11	8.48	8.65	5.87	14.02				
OTHER AREA	11	3.31	3.56	1.00	10.09				
TOTAL RENT	75	13.47	13.79	10.35	16.70				
MISCELLANEOUS	64	.34	.15	.05	.42				
TOTAL INCOME	75	13.74	14.23	11.45	16.95				
EXPENSE									
CLEANING	70	.86	.79	.67	.90	.88	.79	.67	.90
REPAIR-MAINT	77	.92	.83	.53	1.10	.93	.83	.54	1.10
UTILITIES	62	1.36	1.29	1.05	1.82	1.39	1.29	1.05	1.82
RDS/GRNDS/SEC	76	.43	.35	.22	.50	.44	.35	.23	.51
ADMINISTRATIVE	77	.78	.78	.57	1.03	.80	.78	.57	1.07
TOTAL OPER EXP	60	4.51	4.56	3.76	5.11	4.61	4.63	3.84	5.23
FIXED EXPENSES	77	2.74	2.31	1.55	3.50	2.81	2.34	1.55	3.52
TOTAL OPER + FIX	60	7.29	7.13	5.69	8.95	7.47	7.44	5.80	9.09
LEASING EXP	67	1.66	.46	.14	1.62				
TOTAL PAYROLL	66	.61	.47	.24	.77				
TOTAL CONTRACT	72	1.92	1.96	1.51	2.25				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7546	74
AVG SQFT/RETAIL TENANT	4750	10
AVG SQFT/OFFICE WORKER	273	50
AVG % OFFICE OCCUPANCY	89.6	77
AVG % RETAIL OCCUPANCY	89.2	10
AVG $ RATE YR-END RENT	19.91	63
RENTABLE/GROSS SQFT	.90	52

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.86	66
PAYROLL	.13	12
CONTRACT	.69	65
SUP/MAT/MISC	.06	50
TRASH REMOVAL	.07	66
REPR/MAINT TOTAL	.89	72
PAYROLL	.34	52
ELEVATOR	.11	60
HVAC	.23	71
ELECTRICAL	.04	63
STRUCT/ROOF	.07	51
PLUMBING	.02	57
FIRE/LIFE SFTY	.03	33
OTHER MAINT/SUP	.22	67

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.36	67
ELECTRICAL	1.22	57
GAS	.22	29
FUEL OIL	.00	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	56
RDS/GNDS/SEC TOTAL	.44	71
RDS/GNDS TOTAL	.24	63
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.20	63
RDS/GNDS OTHER	.08	40

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.23	50
SEC PAYROLL	.32	11
SEC CONTRACTS	.19	40
SEC OTHER	.02	13
ADMIN TOTAL	.77	72
PAYROLL	.29	39
MGMT FEES	.52	66
PROF FEES	.07	62
GEN OFC EXP	.08	45
OTHER ADM EXP	.04	37

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.69	72
REAL ESTATE TAX	2.54	72
BUILDING INS	.15	70
PERS PROP TAX		
OTHER TAX	.03	10
LEASING EXPENSES	1.79	63
ADV/PROMOTION	.07	54
COMMISSIONS	.36	48
PROF FEES	.06	30
TENANT ALTS	1.64	53
BUY-OUTS	.03	5
OTHER LEASING	.12	18

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.61	66
CLEANING	.13	12
REPAIR/MAINT	.34	52
RDS/GROUNDS		
SECURITY	.32	11
ADMINISTRATIVE	.29	39
TOTAL CONTRACTS	1.92	72
CLEANING	.69	65
REPAIR/MAINT	.45	71
RDS/GROUNDS	.20	63
SECURITY	.19	40
ADMINISTRATIVE	.57	69

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	257,586 SQ. FT.				257,586 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	7					10.68	9.27	7.94	12.79
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	10.68	9.27	7.94	12.79				
MISCELLANEOUS	4	.52	.09	.02	1.39				
TOTAL INCOME	7	10.95	11.91	7.96	12.86				
EXPENSE									
CLEANING	7	.57	.61	.46	.62	.57	.61	.46	.62
REPAIR-MAINT	7	.56	.48	.38	.70	.56	.48	.38	.70
UTILITIES	4	1.26	1.01	.97	1.46	1.26	1.01	.97	1.46
RDS/GRNDS/SEC	6	.33	.35	.19	.47	.33	.35	.19	.47
ADMINISTRATIVE	7	.60	.61	.49	.65	.60	.61	.49	.65
TOTAL OPER EXP	4	3.44	3.30	2.86	3.87	3.44	3.30	2.86	3.87
FIXED EXPENSES	7	1.77	1.78	1.45	2.07	1.77	1.78	1.45	2.07
TOTAL OPER + FIX	4	5.06	5.03	4.46	5.66	5.06	5.03	4.46	5.66
LEASING EXP	6	.29	.26	.14	.46				
TOTAL PAYROLL	3	.17	.13						
TOTAL CONTRACT	6	1.57	1.56	1.28	1.86				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4794	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	261	4
AVG % OFFICE OCCUPANCY	83.8	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.22	6
RENTABLE/GROSS SQFT	.99	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.57	6
PAYROLL		
CONTRACT	.42	6
SUP/MAT/MISC	.07	6
TRASH REMOVAL	.08	6
REPR/MAINT TOTAL	.52	6
PAYROLL	.14	3
ELEVATOR	.08	5
HVAC	.16	6
ELECTRICAL	.04	3
STRUCT/ROOF	.08	5
PLUMBING	.01	2
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.13	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.36	3
ELECTRICAL	1.32	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	3
RDS/GNDS/SEC TOTAL	.39	6
RDS/GNDS TOTAL	.27	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.27	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.05	2
SEC PAYROLL		
SEC CONTRACTS	.05	2
SEC OTHER		
ADMIN TOTAL	.84	6
PAYROLL		
MGMT FEES	.45	6
PROF FEES	.20	4
GEN OFC EXP	.09	4
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.86	6
REAL ESTATE TAX	1.79	6
BUILDING INS	.08	5
PERS PROP TAX		
OTHER TAX	.00	2
LEASING EXPENSES	.29	6
ADV/PROMOTION	.04	3
COMMISSIONS	.26	4
PROF FEES	.13	4
TENANT ALTS	.06	2
BUY-OUTS		
OTHER LEASING	.04	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.17	3
CLEANING		
REPAIR/MAINT	.14	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.57	6
CLEANING	.42	6
REPAIR/MAINT	.32	6
RDS/GROUNDS	.27	5
SECURITY	.05	2
ADMINISTRATIVE	.59	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Suburban Chicago, IL

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	16 BLDS	1,163,633 SQ. FT.				1,147,469 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	16					14.18	14.77	10.70	16.91
RETAIL AREA	2	15.11	19.64						
OTHER AREA									
TOTAL RENT	15	14.22	14.77	11.36	16.91				
MISCELLANEOUS	13	.93	.29	.07	1.63				
TOTAL INCOME	15	15.04	14.81	13.69	17.48				
EXPENSE									
CLEANING	16	.97	.88	.76	1.02	.98	.85	.76	1.02
REPAIR-MAINT	16	1.02	1.00	.68	1.33	1.03	1.00	.68	1.33
UTILITIES	15	1.72	1.54	1.41	1.94	1.73	1.62	1.41	1.94
RDS/GRNDS/SEC	16	.32	.31	.21	.39	.33	.31	.21	.39
ADMINISTRATIVE	16	1.05	1.06	.87	1.35	1.06	1.12	.87	1.35
TOTAL OPER EXP	14	5.34	5.42	4.58	5.83	5.43	5.62	4.58	5.89
FIXED EXPENSES	16	2.88	2.98	2.11	3.64	2.92	3.02	2.14	3.64
TOTAL OPER + FIX	14	8.34	8.42	7.47	9.57	8.46	8.96	7.47	9.56
LEASING EXP	13	1.74	.65	.14	3.21				
TOTAL PAYROLL	12	.65	.58	.34	.83				
TOTAL CONTRACT	14	2.14	2.10	1.77	2.44				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3142	16
AVG SQFT/RETAIL TENANT	4074	2
AVG SQFT/OFFICE WORKER	217	10
AVG % OFFICE OCCUPANCY	87.9	16
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	18.51	14
RENTABLE/GROSS SQFT	.87	11

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.98	14
PAYROLL	.32	2
CONTRACT	.79	14
SUP/MAT/MISC	.09	11
TRASH REMOVAL	.07	14
REPR/MAINT TOTAL	.89	14
PAYROLL	.31	9
ELEVATOR	.08	14
HVAC	.27	14
ELECTRICAL	.04	14
STRUCT/ROOF	.07	10
PLUMBING	.03	13
FIRE/LIFE SFTY	.03	7
OTHER MAINT/SUP	.22	14

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.74	13
ELECTRICAL	1.40	13
GAS	.17	8
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	13
RDS/GNDS/SEC TOTAL	.34	14
RDS/GNDS TOTAL	.29	12
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.18	12
RDS/GNDS OTHER	.13	10

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.13	8
SEC PAYROLL	.27	3
SEC CONTRACTS	.03	6
SEC OTHER	.04	4
ADMIN TOTAL	1.04	14
PAYROLL	.49	7
MGMT FEES	.60	14
PROF FEES	.13	13
GEN OFC EXP	.05	12
OTHER ADM EXP	.04	10

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.70	14
REAL ESTATE TAX	2.52	14
BUILDING INS	.17	14
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	2.06	11
ADV/PROMOTION	.02	10
COMMISSIONS	1.27	7
PROF FEES	.02	7
TENANT ALTS	1.36	9
BUY-OUTS	.03	3
OTHER LEASING	.02	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.65	12
CLEANING	.32	2
REPAIR/MAINT	.31	9
RDS/GROUNDS		
SECURITY	.27	3
ADMINISTRATIVE	.49	7
TOTAL CONTRACTS	2.14	14
CLEANING	.79	14
REPAIR/MAINT	.47	14
RDS/GROUNDS	.18	12
SECURITY	.03	6
ADMINISTRATIVE	.72	14

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	21 BLDS	3,661,468 SQ. FT.				3,541,621 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	21					13.67	14.89	12.06	17.84
RETAIL AREA	2	8.65	6.46						
OTHER AREA	5	2.04	2.37	.62	3.56				
TOTAL RENT	21	13.32	14.66	11.79	17.64				
MISCELLANEOUS	18	.27	.12	.04	.35				
TOTAL INCOME	21	13.55	14.78	12.01	17.83				
EXPENSE									
CLEANING	21	.85	.73	.67	.96	.86	.73	.67	.96
REPAIR-MAINT	21	.81	.83	.48	.99	.82	.83	.50	.99
UTILITIES	20	1.15	1.12	.91	1.43	1.17	1.13	.91	1.45
RDS/GRNDS/SEC	21	.45	.31	.20	.62	.46	.33	.20	.67
ADMINISTRATIVE	21	.79	.78	.59	.97	.82	.83	.59	.97
TOTAL OPER EXP	19	4.24	4.04	3.70	4.70	4.37	4.04	3.72	4.99
FIXED EXPENSES	21	2.56	1.85	1.54	3.87	2.65	1.88	1.54	3.95
TOTAL OPER + FIX	19	6.94	6.73	5.35	8.08	7.16	6.73	5.47	8.53
LEASING EXP	16	1.38	.38	.13	1.57				
TOTAL PAYROLL	19	.56	.46	.33	.83				
TOTAL CONTRACT	19	1.96	2.01	1.60	2.25				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13074	21
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	281	17
AVG % OFFICE OCCUPANCY	87.9	21
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	19.54	18
RENTABLE/GROSS SQFT	.92	13

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.84	19
PAYROLL	.12	3
CONTRACT	.72	19
SUP/MAT/MISC	.04	13
TRASH REMOVAL	.06	19
REPR/MAINT TOTAL	.78	19
PAYROLL	.31	14
ELEVATOR	.10	19
HVAC	.19	19
ELECTRICAL	.05	14
STRUCT/ROOF	.10	12
PLUMBING	.01	12
FIRE/LIFE SFTY	.03	11
OTHER MAINT/SUP	.15	17

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.14	16
ELECTRICAL	1.06	16
GAS	.11	4
FUEL OIL	.00	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	16
RDS/GNDS/SEC TOTAL	.46	19
RDS/GNDS TOTAL	.25	19
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.21	19
RDS/GNDS OTHER	.05	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.23	17
SEC PAYROLL	.34	4
SEC CONTRACTS	.17	13
SEC OTHER	.02	3
ADMIN TOTAL	.77	19
PAYROLL	.30	12
MGMT FEES	.55	16
PROF FEES	.05	13
GEN OFC EXP	.09	13
OTHER ADM EXP	.03	10

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.46	19
REAL ESTATE TAX	2.31	19
BUILDING INS	.16	18
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.52	14
ADV/PROMOTION	.12	12
COMMISSIONS	.33	12
PROF FEES	.04	7
TENANT ALTS	1.66	10
BUY-OUTS	.02	2
OTHER LEASING	.03	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.56	19
CLEANING	.12	3
REPAIR/MAINT	.31	14
RDS/GROUNDS		
SECURITY	.34	4
ADMINISTRATIVE	.30	12
TOTAL CONTRACTS	1.96	19
CLEANING	.72	19
REPAIR/MAINT	.41	19
RDS/GROUNDS	.23	19
SECURITY	.17	13
ADMINISTRATIVE	.58	16

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Suburban Chicago, IL

SUBURBAN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,249,512 SQ. FT.				1,231,282 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					10.33	10.05		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	10.47	10.31						
MISCELLANEOUS									
TOTAL INCOME	2	10.48	10.32						
EXPENSE									
CLEANING	3	.78	.82			.79	.82		
REPAIR-MAINT	3	1.03	.97			1.03	.97		
UTILITIES	3	1.83	2.14			1.83	2.14		
RDS/GRNDS/SEC	3	.33	.33			.33	.33		
ADMINISTRATIVE	3	.65	.73			.66	.77		
TOTAL OPER EXP	3	4.62	4.73			4.69	4.73		
FIXED EXPENSES	3	2.48	1.33			2.52	1.33		
TOTAL OPER + FIX	3	7.10	6.06			7.21	6.06		
LEASING EXP	2	4.44	4.34						
TOTAL PAYROLL	3	.75	.69						
TOTAL CONTRACT	3	1.30	1.45						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12615	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	304	3
AVG % OFFICE OCCUPANCY	94.3	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	22.83	2
RENTABLE/GROSS SQFT	.96	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.78	3
PAYROLL	.06	2
CONTRACT	.58	3
SUP/MAT/MISC	.06	3
TRASH REMOVAL	.10	3
REPR/MAINT TOTAL	1.03	3
PAYROLL	.37	3
ELEVATOR	.22	2
HVAC	.07	2
ELECTRICAL	.02	2
STRUCT/ROOF		
PLUMBING	.02	2
FIRE/LIFE SFTY	.04	2
OTHER MAINT/SUP	.41	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.83	3
ELECTRICAL	1.71	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	2
RDS/GNDS/SEC TOTAL	.33	3
RDS/GNDS TOTAL	.13	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	3
RDS/GNDS OTHER	.02	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.20	3
SEC PAYROLL		
SEC CONTRACTS	.20	2
SEC OTHER		
ADMIN TOTAL	.65	3
PAYROLL	.22	3
MGMT FEES	.35	2
PROF FEES	.10	2
GEN OFC EXP	.12	2
OTHER ADM EXP	.07	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.48	3
REAL ESTATE TAX	2.35	3
BUILDING INS	.13	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	4.44	2
ADV/PROMOTION	.01	2
COMMISSIONS	.17	2
PROF FEES	.09	2
TENANT ALTS	4.17	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.75	3
CLEANING	.06	2
REPAIR/MAINT	.37	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.22	3
TOTAL CONTRACTS	1.30	3
CLEANING	.58	3
REPAIR/MAINT	.39	2
RDS/GROUNDS	.06	3
SECURITY	.20	2
ADMINISTRATIVE	.45	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Syracuse, NY

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	970,775 SQ. FT.				947,339 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					12.34	13.72	9.43	14.46
RETAIL AREA	2	10.06	8.65						
OTHER AREA									
TOTAL RENT	4	12.28	13.63	9.58	14.48				
MISCELLANEOUS	2	.12	.16						
TOTAL INCOME	4	12.36	13.65	9.74	14.48				
EXPENSE									
CLEANING	5	.99	.73	.67	1.44	1.01	.73	.68	1.48
REPAIR-MAINT	5	.68	.71	.37	1.10	.69	.71	.37	1.13
UTILITIES	5	1.77	1.78	1.20	2.46	1.79	1.81	1.21	2.48
RDS/GRNDS/SEC	5	.25	.22	.13	.44	.25	.22	.13	.46
ADMINISTRATIVE	5	.81	.63	.51	1.08	.83	.64	.52	1.13
TOTAL OPER EXP	5	4.49	4.82	2.87	6.15	4.60	4.82	2.92	6.46
FIXED EXPENSES	5	2.01	1.33	1.15	2.97	2.06	1.33	1.17	3.11
TOTAL OPER + FIX	5	6.50	6.15	4.03	9.12	6.66	6.15	4.09	9.57
LEASING EXP	2	.46	.49						
TOTAL PAYROLL	5	.73	.57	.24	1.51				
TOTAL CONTRACT	5	1.59	1.31	1.11	1.93				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15324	5
AVG SQFT/RETAIL TENANT	1914	3
AVG SQFT/OFFICE WORKER	342	4
AVG % OFFICE OCCUPANCY	95.4	5
AVG % RETAIL OCCUPANCY	88.2	3
AVG $ RATE YR-END RENT	16.40	5
RENTABLE/GROSS SQFT	.96	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.99	5
PAYROLL		
CONTRACT	.72	5
SUP/MAT/MISC	.10	5
TRASH REMOVAL	.06	4
REPR/MAINT TOTAL	.68	5
PAYROLL	.28	5
ELEVATOR	.16	4
HVAC	.06	5
ELECTRICAL	.02	2
STRUCT/ROOF		
PLUMBING	.00	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.16	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.77	5
ELECTRICAL	1.60	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	3
RDS/GNDS/SEC TOTAL	.25	5
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.01	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.23	5
SEC PAYROLL	.19	3
SEC CONTRACTS	.28	2
SEC OTHER	.01	2
ADMIN TOTAL	.81	5
PAYROLL	.49	2
MGMT FEES	.51	4
PROF FEES	.10	3
GEN OFC EXP	.11	3
OTHER ADM EXP	.03	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.01	5
REAL ESTATE TAX	1.83	5
BUILDING INS	.18	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.46	2
ADV/PROMOTION	.01	2
COMMISSIONS		
PROF FEES		
TENANT ALTS	.18	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.73	5
CLEANING		
REPAIR/MAINT	.28	5
RDS/GROUNDS		
SECURITY	.19	3
ADMINISTRATIVE	.49	2
TOTAL CONTRACTS	1.59	5
CLEANING	.72	5
REPAIR/MAINT	.24	5
RDS/GROUNDS		
SECURITY	.28	2
ADMINISTRATIVE	.50	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Syracuse, NY

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	596,610 SQ. FT.				549,757 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					10.70	10.19		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	10.77	10.43						
MISCELLANEOUS									
TOTAL INCOME	2	10.89	10.56						
EXPENSE									
CLEANING	3	.93	.73			.95	.73		
REPAIR-MAINT	3	.69	.78			.71	.78		
UTILITIES	3	1.86	2.24			1.88	2.24		
RDS/GRNDS/SEC	3	.28	.43			.29	.43		
ADMINISTRATIVE	3	.74	.63			.77	.64		
TOTAL OPER EXP	3	4.50	4.82			4.64	4.82		
FIXED EXPENSES	3	1.67	1.33			1.72	1.33		
TOTAL OPER + FIX	3	6.17	6.15			6.36	6.15		
LEASING EXP									
TOTAL PAYROLL	3	.80	.57						
TOTAL CONTRACT	3	1.33	1.31						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14237	3
AVG SQFT/RETAIL TENANT	1786	2
AVG SQFT/OFFICE WORKER	332	2
AVG % OFFICE OCCUPANCY	93.2	3
AVG % RETAIL OCCUPANCY	84.9	2
AVG $ RATE YR-END RENT	16.61	3
RENTABLE/GROSS SQFT	.96	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.93	3
PAYROLL		
CONTRACT	.53	3
SUP/MAT/MISC	.14	3
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	.69	3
PAYROLL	.23	3
ELEVATOR	.16	2
HVAC	.06	3
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.25	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.86	3
ELECTRICAL	1.58	2
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	2
RDS/GNDS/SEC TOTAL	.28	3
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.25	3
SEC PAYROLL	.19	2
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.74	3
PAYROLL		
MGMT FEES	.51	2
PROF FEES	.17	2
GEN OFC EXP	.10	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.67	3
REAL ESTATE TAX	1.47	3
BUILDING INS	.19	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.80	3
CLEANING		
REPAIR/MAINT	.23	3
RDS/GROUNDS		
SECURITY	.19	2
ADMINISTRATIVE		
TOTAL CONTRACTS	1.33	3
CLEANING	.53	3
REPAIR/MAINT	.21	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.48	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	187,145 SQ. FT.				187,145 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					14.68	14.68		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	14.68	14.68						
MISCELLANEOUS									
TOTAL INCOME	2	14.68	14.68						
EXPENSE									
CLEANING	3	.76	.77			.76	.77		
REPAIR-MAINT	3	.45	.42			.45	.42		
UTILITIES	2	1.80	1.80			1.80	1.80		
RDS/GRNDS/SEC	3	.56	.60			.56	.60		
ADMINISTRATIVE	3	.39	.47			.39	.47		
TOTAL OPER EXP	2	4.16	4.16			4.16	4.16		
FIXED EXPENSES	3	1.40	1.47			1.40	1.47		
TOTAL OPER + FIX	2	5.49	5.49			5.49	5.49		
LEASING EXP									
TOTAL PAYROLL	3	.05	.06						
TOTAL CONTRACT	3	1.65	1.70						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9526	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	205	2
AVG % OFFICE OCCUPANCY	96.7	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.25	2
RENTABLE/GROSS SQFT	.96	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.76	3
PAYROLL		
CONTRACT	.64	3
SUP/MAT/MISC	.06	3
TRASH REMOVAL	.06	3
REPR/MAINT TOTAL	.45	3
PAYROLL	.05	3
ELEVATOR	.03	3
HVAC	.21	3
ELECTRICAL	.02	3
STRUCT/ROOF	.00	3
PLUMBING	.04	3
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.07	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.80	2
ELECTRICAL	1.51	2
GAS	.25	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	2
RDS/GNDS/SEC TOTAL	.56	3
RDS/GNDS TOTAL	.56	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.31	3
RDS/GNDS OTHER	.24	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.39	3
PAYROLL		
MGMT FEES	.36	3
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.03	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.33	2
REAL ESTATE TAX	1.23	2
BUILDING INS	.77	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.05	3
CLEANING		
REPAIR/MAINT	.05	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.65	3
CLEANING	.64	3
REPAIR/MAINT	.34	3
RDS/GROUNDS	.31	3
SECURITY		
ADMINISTRATIVE	.36	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Tallahassee, FL

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	439,576 SQ. FT.				431,023 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					13.51	13.60	12.05	14.66
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	14.71	14.22	12.53	16.96				
MISCELLANEOUS	2	.18	.21						
TOTAL INCOME	4	14.82	14.24	12.53	17.18				
EXPENSE									
CLEANING	4	.42	.41	.33	.45	.42	.41	.36	.55
REPAIR-MAINT	4	.94	.39	.33	1.60	.96	.47	.33	1.66
UTILITIES	4	1.97	1.80	1.64	2.15	1.97	1.80	1.64	2.15
RDS/GRNDS/SEC	4	.19	.19	.04	.30	.19	.20	.06	.30
ADMINISTRATIVE	4	1.04	.89	.83	1.20	1.06	.97	.89	1.28
TOTAL OPER EXP	4	4.13	3.78	3.24	4.78	4.21	4.30	3.78	4.80
FIXED EXPENSES	4	1.40	1.39	1.18	1.48	1.43	1.39	1.35	1.49
TOTAL OPER+FIX	4	6.79	5.17	4.45	6.75	6.92	5.65	5.15	6.80
LEASING EXP	4	.27	.24	.15	.33				
TOTAL PAYROLL	3	.40	.37						
TOTAL CONTRACT	3	1.59	1.35						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7106	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	184	3
AVG % OFFICE OCCUPANCY	94.0	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.06	4
RENTABLE/GROSS SQFT	.89	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.43	3
PAYROLL		
CONTRACT	.38	3
SUP/MAT/MISC	.05	2
TRASH REMOVAL	.02	3
REPR/MAINT TOTAL	.96	3
PAYROLL	.22	2
ELEVATOR	.11	3
HVAC	.19	3
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.53	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.99	3
ELECTRICAL	1.89	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	3
RDS/GNDS/SEC TOTAL	.20	3
RDS/GNDS TOTAL	.08	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	2
RDS/GNDS OTHER	.02	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.22	2
SEC PAYROLL		
SEC CONTRACTS	.22	2
SEC OTHER		
ADMIN TOTAL	1.06	3
PAYROLL	.22	3
MGMT FEES	.70	3
PROF FEES	.07	2
GEN OFC EXP	.08	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.43	3
REAL ESTATE TAX	1.23	3
BUILDING INS	.20	3
PERS PROP TAX	.00	2
OTHER TAX	.01	2
LEASING EXPENSES	.28	3
ADV/PROMOTION	.01	2
COMMISSIONS		
PROF FEES		
TENANT ALTS	.20	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.40	3
CLEANING		
REPAIR/MAINT	.22	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.22	3
TOTAL CONTRACTS	1.59	3
CLEANING	.38	3
REPAIR/MAINT	.31	3
RDS/GROUNDS	.01	2
SECURITY	.22	2
ADMINISTRATIVE	.75	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	409,076 SQ. FT.				408,148 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					13.55	14.51		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	14.79	14.80						
MISCELLANEOUS	2	.18	.21						
TOTAL INCOME	3	14.91	14.84						
EXPENSE									
CLEANING	3	.43	.41			.43	.41		
REPAIR-MAINT	3	.98	.33			.98	.33		
UTILITIES	3	1.99	1.93			1.99	1.93		
RDS/GRNDS/SEC	3	.20	.29			.20	.29		
ADMINISTRATIVE	3	1.06	.90			1.06	.90		
TOTAL OPER EXP	3	4.20	4.31			4.21	4.31		
FIXED EXPENSES	3	1.43	1.41			1.43	1.41		
TOTAL OPER+FIX	3	6.98	5.66			6.99	5.66		
LEASING EXP	3	.28	.28						
TOTAL PAYROLL	3	.40	.37						
TOTAL CONTRACT	3	1.59	1.35						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8203	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	177	2
AVG % OFFICE OCCUPANCY	94.5	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.95	3
RENTABLE/GROSS SQFT	.89	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.43	3
PAYROLL		
CONTRACT	.38	3
SUP/MAT/MISC	.05	2
TRASH REMOVAL	.02	3
REPR/MAINT TOTAL	.98	3
PAYROLL	.22	2
ELEVATOR	.11	3
HVAC	.19	3
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.53-	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.99	3
ELECTRICAL	1.89	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	3
RDS/GNDS/SEC TOTAL	.20	3
RDS/GNDS TOTAL	.08	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	2
RDS/GNDS OTHER	.02	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.22	2
SEC PAYROLL		
SEC CONTRACTS	.22	2
SEC OTHER		
ADMIN TOTAL	1.06	3
PAYROLL	.22	3
MGMT FEES	.70	3
PROF FEES	.07	2
GEN OFC EXP	.08	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.43	3
REAL ESTATE TAX	1.23	3
BUILDING INS	.20	3
PERS PROP TAX	.00	2
OTHER TAX	.01	2
LEASING EXPENSES	.28	3
ADV/PROMOTION	.01	2
COMMISSIONS		
PROF FEES		
TENANT ALTS	.20	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.40	3
CLEANING		
REPAIR/MAINT	.22	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.22	3
TOTAL CONTRACTS	1.59	3
CLEANING	.38	3
REPAIR/MAINT	.31	3
RDS/GROUNDS	.01	2
SECURITY	.22	2
ADMINISTRATIVE	.75	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Tampa, FL

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	927,735 SQ. FT.				927,735 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					11.56	8.93	8.05	13.56
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	11.56	8.93	8.05	13.58				
MISCELLANEOUS	3	.35	.48						
TOTAL INCOME	7	11.80	9.44	8.34	13.73				
EXPENSE									
CLEANING	7	.38	.54	.34	.68	.38	.54	.34	.68
REPAIR-MAINT	7	.71	.49	.45	.83	.71	.49	.45	.83
UTILITIES	5	2.03	1.74	1.41	2.32	2.03	1.74	1.41	2.32
RDS/GRNDS/SEC	7	.28	.37	.28	.39	.28	.37	.28	.39
ADMINISTRATIVE	7	.63	.74	.71	.76	.63	.74	.71	.76
TOTAL OPER EXP	5	3.95	3.97	3.48	4.34	3.95	3.97	3.48	4.34
FIXED EXPENSES	7	1.55	1.50	1.29	1.69	1.53	1.50	1.29	1.69
TOTAL OPER+FIX	5	5.55	5.56	4.52	6.62	5.55	5.56	4.52	6.62
LEASING EXP	3	.36	.19						
TOTAL PAYROLL	4	.47	.47	.39	.56				
TOTAL CONTRACT	6	1.50	1.64	1.09	1.70				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6958	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	216	6
AVG % OFFICE OCCUPANCY	85.5	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.36	7
RENTABLE/GROSS SQFT	.90	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.56	6	**UTILITIES TOTAL**	1.77	4	SECURITY TOTAL	.10	4	**FIXED EXP TOTAL**	1.52	6	**TOTAL PAYROLL**	.47	4
PAYROLL	.07	4	ELECTRICAL	1.71	4	SEC PAYROLL	.04	2	REAL ESTATE TAX	1.36	6	CLEANING	.07	4
CONTRACT	.44	6	GAS			SEC CONTRACTS	.06	4	BUILDING INS	.14	6	REPAIR/MAINT	.17	4
SUP/MAT/MISC	.01	6	FUEL OIL			SEC OTHER	.07	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.07	6	PURCH STEAM						OTHER TAX	.03	2	SECURITY	.04	2
			PURCH CH WTR			**ADMIN TOTAL**	.74	6				ADMINISTRATIVE	.21	4
REPR/MAINT TOTAL	.64	6	COAL			PAYROLL	.21	4	**LEASING EXPENSES**	.17	2			
PAYROLL	.17	4	WATER/SEWER	.05	4	MGMT FEES	.38	6	ADV/PROMOTION	.02	2	**TOTAL CONTRACTS**	1.60	6
ELEVATOR	.11	6				PROF FEES	.13	2	COMMISSIONS			CLEANING	.44	6
HVAC	.22	6	**RDS/GNDS/SEC TOTAL**	.31	6	GEN OFC EXP	.12	6	PROF FEES	.13	2	REPAIR/MAINT	.41	6
ELECTRICAL	.03	6	RDS/GNDS TOTAL	.29	4	OTHER ADM EXP	.09	4	TENANT ALTS	.02	2	RDS/GROUNDS	.26	4
STRUCT/ROOF	.02	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.06	4
PLUMBING	.02	6	RDS/GNDS CONTR	.26	4				OTHER LEASING			ADMINISTRATIVE	.42	6
FIRE/LIFE SFTY	.01	6	RDS/GNDS OTHER	.04	6									
OTHER MAINT/SUP	.12	6												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	430,262 SQ. FT.				430,262 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					9.66	8.89	7.26	13.95
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	9.66	8.89	7.26	13.95				
MISCELLANEOUS	2	.53	.54						
TOTAL INCOME	6	9.83	9.43	7.26	13.95				
EXPENSE									
CLEANING	6	.58	.56	.36	.78	.58	.56	.36	.78
REPAIR-MAINT	6	.64	.49	.41	.89	.64	.49	.41	.89
UTILITIES	4	1.77	1.65	1.41	2.10	1.77	1.65	1.41	2.10
RDS/GRNDS/SEC	6	.31	.37	.30	.40	.31	.37	.30	.40
ADMINISTRATIVE	6	.74	.75	.74	.77	.74	.75	.74	.77
TOTAL OPER EXP	4	3.92	3.82	3.48	4.34	3.92	3.82	3.48	4.34
FIXED EXPENSES	6	1.52	1.41	1.26	1.78	1.52	1.41	1.26	1.78
TOTAL OPER+FIX	4	5.56	5.81	4.52	6.62	5.55	5.81	4.52	6.62
LEASING EXP	2	.17	.17						
TOTAL PAYROLL	4	.47	.47	.39	.56				
TOTAL CONTRACT	6	1.50	1.64	1.09	1.70				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7007	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	216	6
AVG % OFFICE OCCUPANCY	84.7	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.01	6
RENTABLE/GROSS SQFT	.86	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.56	6	**UTILITIES TOTAL**	1.77	4	SECURITY TOTAL	.10	4	**FIXED EXP TOTAL**	1.52	6	**TOTAL PAYROLL**	.47	4
PAYROLL	.07	4	ELECTRICAL	1.71	4	SEC PAYROLL	.04	2	REAL ESTATE TAX	1.36	6	CLEANING	.07	4
CONTRACT	.44	6	GAS			SEC CONTRACTS	.06	4	BUILDING INS	.14	6	REPAIR/MAINT	.17	4
SUP/MAT/MISC	.01	6	FUEL OIL			SEC OTHER	.07	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.07	6	PURCH STEAM						OTHER TAX	.03	2	SECURITY	.04	2
			PURCH CH WTR			**ADMIN TOTAL**	.74	6				ADMINISTRATIVE	.21	4
REPR/MAINT TOTAL	.64	6	COAL			PAYROLL	.21	4	**LEASING EXPENSES**	.17	2			
PAYROLL	.17	4	WATER/SEWER	.05	4	MGMT FEES	.38	6	ADV/PROMOTION	.02	2	**TOTAL CONTRACTS**	1.60	6
ELEVATOR	.11	6				PROF FEES	.13	2	COMMISSIONS			CLEANING	.44	6
HVAC	.22	6	**RDS/GNDS/SEC TOTAL**	.31	6	GEN OFC EXP	.12	6	PROF FEES	.13	2	REPAIR/MAINT	.41	6
ELECTRICAL	.03	6	RDS/GNDS TOTAL	.29	4	OTHER ADM EXP	.09	4	TENANT ALTS	.02	2	RDS/GROUNDS	.26	4
STRUCT/ROOF	.02	3	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.06	4
PLUMBING	.02	6	RDS/GNDS CONTR	.26	4				OTHER LEASING			ADMINISTRATIVE	.42	6
FIRE/LIFE SFTY	.01	6	RDS/GNDS OTHER	.04	6									
OTHER MAINT/SUP	.12	6												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Tampa, FL
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	312,049 SQ. FT.				312,049 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	10					9.80	7.97	6.29	11.14
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10	9.80	7.97	6.29	11.14				
MISCELLANEOUS	10	.12	.04	.02	.29				
TOTAL INCOME	10	9.92	8.24	6.31	11.42				
EXPENSE									
CLEANING	10	.50	.44	.32	.55	.50	.44	.32	.55
REPAIR-MAINT	10	.62	.57	.54	.90	.62	.57	.54	.90
UTILITIES	10	1.97	2.04	1.40	2.23	1.97	2.04	1.40	2.23
RDS/GRNDS/SEC	10	.13	.15	.08	.20	.13	.15	.08	.20
ADMINISTRATIVE	10	.80	.81	.65	.94	.80	.81	.65	.94
TOTAL OPER EXP	10	4.11	4.04	3.72	4.22	4.11	4.04	3.72	4.22
FIXED EXPENSES	10	1.31	1.15	1.08	1.38	1.31	1.15	1.08	1.38
TOTAL OPER + FIX	10	5.41	5.20	4.80	5.60	5.41	5.20	4.80	5.60
LEASING EXP	10	.70	.53	.13	2.16				
TOTAL PAYROLL									
TOTAL CONTRACT	9	1.26	1.35						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2209	10
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	78.6	10
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.85	10
RENTABLE/GROSS SQFT	.91	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.52	9
PAYROLL		
CONTRACT	.38	9
SUP/MAT/MISC	.06	9
TRASH REMOVAL	.07	9
REPR/MAINT TOTAL	.88	9
PAYROLL		
ELEVATOR	.02	9
HVAC	.13	9
ELECTRICAL	.04	9
STRUCT/ROOF	.12	9
PLUMBING	.02	9
FIRE/LIFE SFTY	.00	8
OTHER MAINT/SUP	.09	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.83	9
ELECTRICAL	1.76	9
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	9
RDS/GNDS/SEC TOTAL	.08	9
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.04	9

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.85	9
PAYROLL		
MGMT FEES	.45	9
PROF FEES	.07	8
GEN OFC EXP	.03	8
OTHER ADM EXP	.19	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.36	9
REAL ESTATE TAX	1.07	9
BUILDING INS	.29	9
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.03	9
ADV/PROMOTION	.03	9
COMMISSIONS	.12	9
PROF FEES		
TENANT ALTS	.85	9
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.26	9
CLEANING	.38	9
REPAIR/MAINT	.34	9
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.50	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Toledo, OH
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	835,033 SQ. FT.				831,505 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	8					10.81	9.90	8.14	10.25
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	10.81	9.90	8.14	10.25				
MISCELLANEOUS									
TOTAL INCOME	8	10.88	9.90	8.25	10.25				
EXPENSE									
CLEANING	9	1.20	1.21	.97	1.29	1.20	1.21	.97	1.29
REPAIR-MAINT	9	1.59	1.49	1.09	1.73	1.59	1.49	1.09	1.73
UTILITIES	9	2.71	2.32	1.68	3.15	2.71	2.32	1.68	3.15
RDS/GRNDS/SEC	9	.57	.27	.10	.63	.58	.27	.10	.63
ADMINISTRATIVE	7	.31	.34	.19	.49	.31	.34	.19	.49
TOTAL OPER EXP	9	6.36	6.01	4.74	6.47	6.39	6.01	4.74	6.52
FIXED EXPENSES	9	1.22	.90	.64	1.42	1.23	.90	.64	1.44
TOTAL OPER + FIX	9	7.59	6.64	5.55	7.83	7.62	6.64	5.55	7.89
LEASING EXP	4	.11	.24	.12	.31				
TOTAL PAYROLL	9	.69	.59	.49	.87				
TOTAL CONTRACT	9	2.40	1.76	1.50	2.53				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5541	9
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	263	9
AVG % OFFICE OCCUPANCY	89.4	9
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.55	9
RENTABLE/GROSS SQFT	.88	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.20	9
PAYROLL		
CONTRACT	1.09	9
SUP/MAT/MISC	.09	5
TRASH REMOVAL	.03	9
REPR/MAINT TOTAL	1.59	9
PAYROLL	.56	9
ELEVATOR	.29	9
HVAC	.23	6
ELECTRICAL	.13	5
STRUCT/ROOF	.01	5
PLUMBING	.02	5
FIRE/LIFE SFTY	.05	5
OTHER MAINT/SUP	.38	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.71	9
ELECTRICAL	2.48	9
GAS	.32	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	9
RDS/GNDS/SEC TOTAL	.57	9
RDS/GNDS TOTAL	.02	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	3
RDS/GNDS OTHER	.03	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.55	9
SEC PAYROLL		
SEC CONTRACTS	.55	9
SEC OTHER	.01	4
ADMIN TOTAL	.31	7
PAYROLL	.34	2
MGMT FEES	.16	4
PROF FEES	.03	4
GEN OFC EXP	.07	3
OTHER ADM EXP	.06	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.22	9
REAL ESTATE TAX	.98	9
BUILDING INS	.17	9
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.11	4
ADV/PROMOTION	.02	4
COMMISSIONS	.23	3
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.69	9
CLEANING		
REPAIR/MAINT	.56	9
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.34	2
TOTAL CONTRACTS	2.40	9
CLEANING	1.09	9
REPAIR/MAINT	.66	9
RDS/GROUNDS	.02	3
SECURITY	.55	9
ADMINISTRATIVE	.13	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Toledo, OH

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	121,460 SQ. FT.				121,460 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					8.64	8.26	6.15	10.07
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	8.64	8.26	6.15	10.07				
MISCELLANEOUS									
TOTAL INCOME	4	8.64	8.26	6.15	10.07				
EXPENSE									
CLEANING	4	1.11	1.11	.87	1.33	1.11	1.11	.87	1.33
REPAIR-MAINT	4	1.30	1.22	.96	1.59	1.30	1.22	.96	1.59
UTILITIES	4	2.21	1.76	1.28	2.75	2.21	1.76	1.28	2.75
RDS/GRNDS/SEC	4	.12	.10	.01	.26	.12	.10	.01	.26
ADMINISTRATIVE	2	.44	.44			.44	.44		
TOTAL OPER EXP	4	5.05	4.74	3.74	5.83	5.05	4.74	3.74	5.83
FIXED EXPENSES	4	.91	.90	.66	1.04	.91	.90	.66	1.04
TOTAL OPER+FIX	4	5.96	5.55	4.40	6.88	5.96	5.55	4.40	6.88
LEASING EXP	3	.29	.29						
TOTAL PAYROLL	4	.63	.69	.58	.72				
TOTAL CONTRACT	4	1.55	1.50	1.29	1.70				

OCCUPANCY INFO.	AVERAGE	BLDS
AVG SQFT/OFFICE TENANT	2782	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	160	4
AVG % OFFICE OCCUPANCY	87.0	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.67	4
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.11	4
PAYROLL		
CONTRACT	1.00	4
SUP/MAT/MISC		
TRASH REMOVAL	.08	4
REPR/MAINT TOTAL	1.30	4
PAYROLL	.63	4
ELEVATOR	.22	4
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.32	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.21	4
ELECTRICAL	1.74	4
GAS	.33	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	4
RDS/GNDS/SEC TOTAL	.12	4
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.12	4
SEC PAYROLL		
SEC CONTRACTS	.12	4
SEC OTHER		
ADMIN TOTAL	.44	2
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.91	4
REAL ESTATE TAX	.73	4
BUILDING INS	.18	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.29	3
ADV/PROMOTION	.06	3
COMMISSIONS	.23	3
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.63	4
CLEANING		
REPAIR/MAINT	.63	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.55	4
CLEANING	1.00	4
REPAIR/MAINT	.36	4
RDS/GROUNDS		
SECURITY	.12	4
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Tucson, AZ

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	560,861 SQ. FT.				545,835 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					9.70	6.81		
RETAIL AREA	2	10.47	10.47						
OTHER AREA									
TOTAL RENT	3	10.50	7.98						
MISCELLANEOUS	2	.11	.11						
TOTAL INCOME	3	10.58	8.09						
EXPENSE									
CLEANING	3	.55	.49			.56	.51		
REPAIR-MAINT	3	1.39	1.72			1.43	1.78		
UTILITIES	2	1.32	1.32			1.32	1.32		
RDS/GRNDS/SEC	3	.48	.61			.49	.63		
ADMINISTRATIVE	3	.87	.96			.89	.99		
TOTAL OPER EXP	2	5.10	5.10			5.29	5.29		
FIXED EXPENSES	3	1.54	1.20			1.58	1.24		
TOTAL OPER+FIX	2	6.30	6.30			6.53	6.53		
LEASING EXP	2	2.75	2.75						
TOTAL PAYROLL	3	1.03	1.28						
TOTAL CONTRACT	3	1.49	1.55						

OCCUPANCY INFO.	AVERAGE	BLDS
AVG SQFT/OFFICE TENANT	6757	3
AVG SQFT/RETAIL TENANT	1853	2
AVG SQFT/OFFICE WORKER	194	3
AVG % OFFICE OCCUPANCY	89.1	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	14.90	3
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.55	3
PAYROLL	.15	2
CONTRACT	.40	3
SUP/MAT/MISC	.03	3
TRASH REMOVAL		
REPR/MAINT TOTAL	1.39	3
PAYROLL	.48	3
ELEVATOR	.07	3
HVAC	.19	3
ELECTRICAL	.11	3
STRUCT/ROOF		
PLUMBING	.05	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.60	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.32	2
ELECTRICAL	1.20	2
GAS	.03	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	2
RDS/GNDS/SEC TOTAL	.48	3
RDS/GNDS TOTAL	.35	3
RDS/GNDS PAYRL	.12	3
RDS/GNDS CONTR	.13	3
RDS/GNDS OTHER	.13	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.17	2
SEC PAYROLL		
SEC CONTRACTS	.17	2
SEC OTHER		
ADMIN TOTAL	.87	3
PAYROLL	.42	2
MGMT FEES	.32	3
PROF FEES	.09	3
GEN OFC EXP	.12	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.54	3
REAL ESTATE TAX	1.49	3
BUILDING INS	.04	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	2.75	2
ADV/PROMOTION	.02	2
COMMISSIONS	1.06	2
PROF FEES		
TENANT ALTS	1.67	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.03	3
CLEANING	.15	2
REPAIR/MAINT	.48	3
RDS/GROUNDS	.12	3
SECURITY		
ADMINISTRATIVE	.42	2
TOTAL CONTRACTS	1.49	3
CLEANING	.40	3
REPAIR/MAINT	.42	3
RDS/GROUNDS	.13	3
SECURITY	.17	2
ADMINISTRATIVE	.41	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Tucson, AZ

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	560,661 SQ. FT.				546,835 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					9.70	6.81		
RETAIL AREA	2	10.47	10.47						
OTHER AREA									
TOTAL RENT	3	10.50	7.98						
MISCELLANEOUS	2	.11	.11						
TOTAL INCOME	3	10.56	8.09						
EXPENSE									
CLEANING	3	.55	.49			.56	.51		
REPAIR-MAINT	3	1.39	1.72			1.43	1.78		
UTILITIES	2	1.32	1.32			1.32	1.32		
RDS/GRNDS/SEC	3	.48	.61			.49	.63		
ADMINISTRATIVE	3	.87	.96			.89	.39		
TOTAL OPER EXP	2	5.10	5.10			5.29	5.29		
FIXED EXPENSES	3	1.54	1.20			1.58	1.24		
TOTAL OPER+FIX	2	6.30	6.30			6.53	6.53		
LEASING EXP	2	2.75	2.75						
TOTAL PAYROLL	3	1.03	1.28						
TOTAL CONTRACT	3	1.49	1.55						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6757	3
AVG SQFT/RETAIL TENANT	1853	2
AVG SQFT/OFFICE WORKER	194	3
AVG % OFFICE OCCUPANCY	89.1	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	14.90	3
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.56	3
PAYROLL	.15	2
CONTRACT	.40	3
SUP/MAT/MISC	.03	3
TRASH REMOVAL		
REPR/MAINT TOTAL	1.39	3
PAYROLL	.48	3
ELEVATOR	.07	3
HVAC	.19	3
ELECTRICAL	.11	3
STRUCT/ROOF		
PLUMBING	.05	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.50	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.32	2
ELECTRICAL	1.20	2
GAS	.03	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	2
RDS/GNDS/SEC TOTAL	.48	3
RDS/GNDS TOTAL	.35	3
RDS/GNDS PAYRL	.12	3
RDS/GNDS CONTR	.13	3
RDS/GNDS OTHER	.13	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.17	2
SEC PAYROLL		
SEC CONTRACTS	.17	2
SEC OTHER		
ADMIN TOTAL	.87	3
PAYROLL	.42	2
MGMT FEES	.32	3
PROF FEES	.09	3
GEN OFC EXP	.12	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.54	3
REAL ESTATE TAX	1.49	3
BUILDING INS	.04	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	2.75	2
ADV/PROMOTION	.02	2
COMMISSIONS	1.06	2
PROF FEES		
TENANT ALTS	1.67	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.03	3
CLEANING	.15	2
REPAIR/MAINT	.48	3
RDS/GROUNDS	.12	3
SECURITY		
ADMINISTRATIVE	.42	2
TOTAL CONTRACTS	1.49	3
CLEANING	.40	3
REPAIR/MAINT	.42	3
RDS/GROUNDS	.13	3
SECURITY	.17	2
ADMINISTRATIVE	.41	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	921,577 SQ. FT.				921,577 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	7					10.62	10.04	9.13	11.34
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	10.64	10.04	9.13	11.38				
MISCELLANEOUS	7	.22	.13	.04	.44				
TOTAL INCOME	7	10.85	10.15	9.64	11.42				
EXPENSE									
CLEANING	10	.54	.58	.49	.62	.54	.58	.49	.62
REPAIR-MAINT	10	.61	.60	.46	.63	.61	.60	.46	.63
UTILITIES	10	1.38	1.27	1.21	1.54	1.38	1.27	1.21	1.54
RDS/GRNDS/SEC	10	.25	.26	.13	.29	.25	.26	.13	.29
ADMINISTRATIVE	10	.60	.47	.39	.70	.60	.47	.39	.70
TOTAL OPER EXP	10	3.31	3.09	2.63	3.59	3.31	3.09	2.63	3.59
FIXED EXPENSES	8	2.02	2.02	1.41	2.16	2.02	2.02	1.41	2.16
TOTAL OPER+FIX	8	4.78	4.62	3.01	5.38	4.78	4.62	3.01	5.38
LEASING EXP	6	1.22	.93	.24	2.32				
TOTAL PAYROLL	7	.51	.52	.52	.57				
TOTAL CONTRACT	10	1.16	1.26	.90	1.38				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6160	10
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	305	8
AVG % OFFICE OCCUPANCY	75.5	10
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	17.11	10
RENTABLE/GROSS SQFT	.96	10

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.54	10
PAYROLL		
CONTRACT	.48	10
SUP/MAT/MISC	.04	8
TRASH REMOVAL	.02	10
REPR/MAINT TOTAL	.61	10
PAYROLL	.24	7
ELEVATOR	.10	7
HVAC	.10	10
ELECTRICAL	.03	10
STRUCT/ROOF	.04	6
PLUMBING	.01	10
FIRE/LIFE SFTY	.02	7
OTHER MAINT/SUP	.11	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.38	10
ELECTRICAL	1.28	10
GAS	.07	2
FUEL OIL	.00	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	10
RDS/GNDS/SEC TOTAL	.25	10
RDS/GNDS TOTAL	.10	10
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.09	10
RDS/GNDS OTHER	.03	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.16	10
SEC PAYROLL		
SEC CONTRACTS	.17	9
SEC OTHER		
ADMIN TOTAL	.60	10
PAYROLL	.31	5
MGMT FEES	.21	6
PROF FEES	.04	8
GEN OFC EXP	.08	7
OTHER ADM EXP	.10	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.02	8
REAL ESTATE TAX	1.84	8
BUILDING INS	.16	8
PERS PROP TAX	.00	3
OTHER TAX		
LEASING EXPENSES	1.22	6
ADV/PROMOTION	.00	3
COMMISSIONS	.18	3
PROF FEES		
TENANT ALTS	1.00	6
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.61	7
CLEANING		
REPAIR/MAINT	.24	7
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.31	5
TOTAL CONTRACTS	1.16	10
CLEANING	.48	10
REPAIR/MAINT	.26	10
RDS/GROUNDS	.08	10
SECURITY	.17	9
ADMINISTRATIVE	.18	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Tucson, AZ

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	593,082 SQ. FT.				593,082 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					11.10	11.34		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	11.11	11.38						
MISCELLANEOUS	3	.30	.44						
TOTAL INCOME	3	11.41	11.42						
EXPENSE									
CLEANING	3	.58	.61			.58	.61		
REPAIR-MAINT	3	.66	.63			.66	.63		
UTILITIES	3	1.35	1.21			1.35	1.21		
RDS/GRNDS/SEC	3	.33	.31			.33	.31		
ADMINISTRATIVE	3	.69	.81			.69	.81		
TOTAL OPER EXP	3	3.62	3.61			3.62	3.61		
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	3	.54	.52						
TOTAL CONTRACT	3	1.31	1.37						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7740	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	75.7	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.97	3
RENTABLE/GROSS SQFT	.94	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.58	3
PAYROLL		
CONTRACT	.51	3
SUP/MAT/MISC	.04	3
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	.66	3
PAYROLL	.24	3
ELEVATOR	.11	3
HVAC	.12	3
ELECTRICAL	.03	3
STRUCT/ROOF		
PLUMBING	.01	3
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.13	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.35	3
ELECTRICAL	1.25	3
GAS		
FUEL OIL	.00	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	3
RDS/GNDS/SEC TOTAL	.33	3
RDS/GNDS TOTAL	.11	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.22	3
SEC PAYROLL		
SEC CONTRACTS	.22	3
SEC OTHER		
ADMIN TOTAL	.69	3
PAYROLL	.30	3
MGMT FEES	.24	2
PROF FEES	.04	3
GEN OFC EXP	.09	3
OTHER ADM EXP	.12	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.54	3
CLEANING		
REPAIR/MAINT	.24	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.30	3
TOTAL CONTRACTS	1.31	3
CLEANING	.51	3
REPAIR/MAINT	.29	3
RDS/GROUNDS	.10	3
SECURITY	.22	3
ADMINISTRATIVE	.18	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Tulsa, OK

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	16 BLDS	4,266,029 SQ. FT.				4,215,899 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	13					9.73	8.45	7.73	10.42
RETAIL AREA	8	9.59	9.39	7.30	10.97				
OTHER AREA									
TOTAL RENT	13	9.79	8.50	7.82	10.33				
MISCELLANEOUS	6	.15	.04	.01	.30				
TOTAL INCOME	14	9.80	8.46	7.14	10.45				
EXPENSE									
CLEANING	15	.70	.73	.67	.78	.71	.73	.70	.78
REPAIR-MAINT	16	1.82	1.48	1.24	2.23	1.83	1.56	1.24	2.23
UTILITIES	15	1.72	1.63	1.37	1.83	1.72	1.64	1.37	1.83
RDS/GRNDS/SEC	12	.27	.25	.14	.33	.27	.25	.14	.33
ADMINISTRATIVE	15	.72	.69	.44	1.07	.73	.69	.44	1.06
TOTAL OPER EXP	15	5.24	4.98	3.88	6.30	5.31	5.27	3.89	6.52
FIXED EXPENSES	15	.83	.89	.48	.96	.84	.70	.47	.96
TOTAL OPER+FIX	16	6.07	5.39	4.60	6.82	6.14	5.71	4.60	6.97
LEASING EXP	12	.63	.54	.16	1.06				
TOTAL PAYROLL	15	1.06	1.02	.76	1.51				
TOTAL CONTRACT	16	1.76	1.72	1.23	2.21				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11469	15
AVG SQFT/RETAIL TENANT	1486	10
AVG SQFT/OFFICE WORKER	383	14
AVG % OFFICE OCCUPANCY	77.7	16
AVG % RETAIL OCCUPANCY	99.1	10
AVG $ RATE YR-END RENT	10.25	14
RENTABLE/GROSS SQFT	.90	11

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.70	16
PAYROLL	.61	2
CONTRACT	.51	15
SUP/MAT/MISC	.07	9
TRASH REMOVAL	.03	15
REPR/MAINT TOTAL	1.82	16
PAYROLL	.78	11
ELEVATOR	.26	16
HVAC	.25	16
ELECTRICAL	.09	13
STRUCT/ROOF	.01	4
PLUMBING	.03	14
FIRE/LIFE SFTY	.04	5
OTHER MAINT/SUP	.37	14

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.72	16
ELECTRICAL	1.33	15
GAS	.16	12
FUEL OIL		
PURCH STEAM	.23	4
PURCH CH WTR	.42	3
COAL		
WATER/SEWER	.06	13
RDS/GNDS/SEC TOTAL	.27	12
RDS/GNDS TOTAL	.04	7
RDS/GNDS PAYRL	.03	2
RDS/GNDS CONTR	.04	5
RDS/GNDS OTHER	.01	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.24	12
SEC PAYROLL	.28	4
SEC CONTRACTS	.18	8
SEC OTHER	.03	6
ADMIN TOTAL	.72	16
PAYROLL	.26	14
MGMT FEES	.30	10
PROF FEES	.16	8
GEN OFC EXP	.22	8
OTHER ADM EXP	.11	12

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.86	14
REAL ESTATE TAX	.71	14
BUILDING INS	.14	13
PERS PROP TAX	.47	2
OTHER TAX	.03	8
LEASING EXPENSES	.63	12
ADV/PROMOTION	.04	7
COMMISSIONS	.21	10
PROF FEES		
TENANT ALTS	.62	6
BUY-OUTS		
OTHER LEASING	.03	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.06	16
CLEANING	.61	2
REPAIR/MAINT	.78	11
RDS/GROUNDS	.03	2
SECURITY	.28	4
ADMINISTRATIVE	.26	14
TOTAL CONTRACTS	1.76	16
CLEANING	.51	15
REPAIR/MAINT	.95	16
RDS/GROUNDS	.04	5
SECURITY	.18	8
ADMINISTRATIVE	.42	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Tulsa, OK

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,349,520 SQ. FT.				1,323,723 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					8.72	8.44	5.86	10.26
RETAIL AREA	3	10.37	9.73						
OTHER AREA									
TOTAL RENT	5	8.61	8.46	6.01	10.29				
MISCELLANEOUS	2	.30	.25						
TOTAL INCOME	6	8.27	7.66	5.20	8.87				
EXPENSE									
CLEANING	6	.72	.73	.67	.78	.73	.73	.71	.78
REPAIR-MAINT	7	1.71	1.75	1.48	2.02	1.72	1.75	1.53	2.02
UTILITIES	6	2.03	1.75	1.60	1.83	2.03	1.75	1.60	1.83
RDS/GRNDS/SEC	6	.22	.21	.08	.25	.22	.22	.08	.25
ADMINISTRATIVE	6	1.03	1.06	.71	1.22	1.05	1.11	.71	1.22
TOTAL OPER EXP	6	5.92	6.18	4.67	6.30	6.05	6.26	4.96	6.52
FIXED EXPENSES	6	.91	.52	.43	.75	.93	.54	.45	.75
TOTAL OPER+FIX	6	6.83	6.74	5.24	6.82	6.98	6.87	5.57	6.97
LEASING EXP	6	.84	.67	.22	1.18				
TOTAL PAYROLL	6	1.15	1.02	.93	1.09				
TOTAL CONTRACT	7	1.78	1.96	1.48	2.20				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5162	6
AVG SQFT/RETAIL TENANT	2346	4
AVG SQFT/OFFICE WORKER	406	5
AVG % OFFICE OCCUPANCY	77.3	7
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	9.38	5
RENTABLE/GROSS SQFT	.86	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.72	6
PAYROLL		
CONTRACT	.61	6
SUP/MAT/MISC	.08	4
TRASH REMOVAL	.03	6
REPR/MAINT TOTAL	1.71	7
PAYROLL	.95	4
ELEVATOR	.24	7
HVAC	.33	7
ELECTRICAL	.10	6
STRUCT/ROOF		
PLUMBING	.04	6
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.46	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.03	6
ELECTRICAL	1.73	6
GAS	.18	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	6
RDS/GNDS/SEC TOTAL	.22	6
RDS/GNDS TOTAL	.07	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	3
RDS/GNDS OTHER	.01	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.17	6
SEC PAYROLL		
SEC CONTRACTS	.16	6
SEC OTHER	.02	4
ADMIN TOTAL	1.03	6
PAYROLL	.41	6
MGMT FEES	.46	4
PROF FEES	.34	4
GEN OFC EXP	.05	3
OTHER ADM EXP	.10	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.91	6
REAL ESTATE TAX	.79	6
BUILDING INS	.14	5
PERS PROP TAX		
OTHER TAX	.01	2
LEASING EXPENSES	.84	6
ADV/PROMOTION	.06	3
COMMISSIONS	.09	4
PROF FEES		
TENANT ALTS	1.13	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.15	6
CLEANING		
REPAIR/MAINT	.95	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.41	6
TOTAL CONTRACTS	1.78	7
CLEANING	.51	6
REPAIR/MAINT	.71	7
RDS/GROUNDS	.06	3
SECURITY	.16	6
ADMINISTRATIVE	.80	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	2,106,344 SQ. FT.				2,151,347 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					10.78	8.31	7.73	13.04
RETAIL AREA	2	13.90	12.16						
OTHER AREA									
TOTAL RENT	4	10.81	8.38	7.82	13.07				
MISCELLANEOUS									
TOTAL INCOME	4	10.82	8.38	7.83	13.07				
EXPENSE									
CLEANING	5	.68	.75	.46	.84	.68	.75	.46	.84
REPAIR-MAINT	5	2.01	1.14	.72	3.53	2.01	1.14	.72	3.53
UTILITIES	5	1.68	1.41	1.12	2.39	1.68	1.41	1.12	2.39
RDS/GRNDS/SEC	5	.30	.30	.25	.36	.30	.30	.25	.36
ADMINISTRATIVE	5	.66	.56	.35	1.02	.66	.56	.35	1.03
TOTAL OPER EXP	5	5.32	4.59	3.14	7.68	5.36	4.59	3.14	7.78
FIXED EXPENSES	5	.86	.87	.71	1.04	.86	.87	.72	1.04
TOTAL OPER+FIX	5	6.18	5.46	4.01	8.55	6.22	5.46	4.01	8.67
LEASING EXP	3	.77	.66						
TOTAL PAYROLL	5	1.28	1.07	.86	1.81				
TOTAL CONTRACT	5	1.64	1.27	.80	2.44				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	29872	5
AVG SQFT/RETAIL TENANT	472	2
AVG SQFT/OFFICE WORKER	357	5
AVG % OFFICE OCCUPANCY	80.5	5
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	10.22	5
RENTABLE/GROSS SQFT	.96	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.68	5
PAYROLL		
CONTRACT	.45	5
SUP/MAT/MISC	.08	5
TRASH REMOVAL	.04	5
REPR/MAINT TOTAL	2.01	5
PAYROLL	.69	5
ELEVATOR	.24	5
HVAC	.13	5
ELECTRICAL	.09	5
STRUCT/ROOF	1.26	2
PLUMBING	.02	4
FIRE/LIFE SFTY	.06	2
OTHER MAINT/SUP	.32	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.68	5
ELECTRICAL	1.14	5
GAS	.18	3
FUEL OIL		
PURCH STEAM	.23	4
PURCH CH WTR	.42	2
COAL		
WATER/SEWER	.06	5
RDS/GNDS/SEC TOTAL	.30	5
RDS/GNDS TOTAL	.02	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.29	5
SEC PAYROLL	.28	4
SEC CONTRACTS		
SEC OTHER	.03	2
ADMIN TOTAL	.66	5
PAYROLL	.23	5
MGMT FEES	.21	3
PROF FEES		
GEN OFC EXP	.31	3
OTHER ADM EXP	.13	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.82	4
REAL ESTATE TAX	.74	4
BUILDING INS	.17	4
PERS PROP TAX		
OTHER TAX	.03	4
LEASING EXPENSES	.77	3
ADV/PROMOTION	.06	2
COMMISSIONS	.37	3
PROF FEES		
TENANT ALTS	.36	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.28	5
CLEANING		
REPAIR/MAINT	.69	5
RDS/GROUNDS		
SECURITY	.28	4
ADMINISTRATIVE	.23	5
TOTAL CONTRACTS	1.64	5
CLEANING	.45	5
REPAIR/MAINT	1.01	5
RDS/GROUNDS	.03	2
SECURITY		
ADMINISTRATIVE	.23	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Tulsa, OK

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	9 BLDS	1,410,184 SQ. FT.				1,401,232 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	8					11.51	7.28	6.87	8.14
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	11.39	7.28	6.87	8.14				
MISCELLANEOUS	5	.03	.04	.01	.09				
TOTAL INCOME	8	11.41	7.29	6.92	8.18				
EXPENSE									
CLEANING	9	.66	.68	.56	.70	.66	.68	.56	.70
REPAIR-MAINT	9	1.24	.78	.47	.90	1.24	.78	.47	.90
UTILITIES	9	1.97	1.45	1.20	1.66	1.97	1.45	1.20	1.66
RDS/GRNDS/SEC	9	.54	.25	.22	.35	.54	.25	.22	.36
ADMINISTRATIVE	9	.51	.55	.41	.66	.52	.55	.41	.67
TOTAL OPER EXP	9	4.93	3.94	2.84	4.10	4.96	3.98	2.84	4.10
FIXED EXPENSES	9	.74	.57	.50	.78	.74	.57	.50	.78
TOTAL OPER + FIX	9	5.46	4.23	3.38	4.64	5.49	4.27	3.38	4.64
LEASING EXP	7	.46	.37	.32	.75				
TOTAL PAYROLL	8	1.31	.47	.38	.62				
TOTAL CONTRACT	9	1.49	1.23	1.04	1.48				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6336	9
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	407	7
AVG % OFFICE OCCUPANCY	77.3	9
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.62	8
RENTABLE/GROSS SQFT	.91	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.66	9
PAYROLL		
CONTRACT	.63	9
SUP/MAT/MISC	.05	5
TRASH REMOVAL	.02	7
REPR/MAINT TOTAL	1.24	9
PAYROLL	.73	8
ELEVATOR	.09	9
HVAC	.28	8
ELECTRICAL	.04	7
STRUCT/ROOF	.02	6
PLUMBING	.01	4
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.44	9
UTILITIES TOTAL	1.97	9
ELECTRICAL	1.56	9
GAS	.32	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	9
RDS/GNDS/SEC TOTAL	.54	9
RDS/GNDS TOTAL	.24	9
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.22	9
RDS/GNDS OTHER	.05	7
SECURITY TOTAL	.31	7
SEC PAYROLL	.45	2
SEC CONTRACTS	.18	5
SEC OTHER		
ADMIN TOTAL	.51	9
PAYROLL	.27	8
MGMT FEES	.39	7
PROF FEES	.05	6
GEN OFC EXP	.06	6
OTHER ADM EXP	.05	6
FIXED EXP TOTAL	.74	9
REAL ESTATE TAX	.66	9
BUILDING INS	.15	8
PERS PROP TAX	.00	3
OTHER TAX		
LEASING EXPENSES	.46	7
ADV/PROMOTION	.01	2
COMMISSIONS	.06	7
PROF FEES	.06	3
TENANT ALTS	.34	7
BUY-OUTS		
OTHER LEASING	.01	3
TOTAL PAYROLL	1.31	8
CLEANING		
REPAIR/MAINT	.73	8
RDS/GROUNDS		
SECURITY	.45	2
ADMINISTRATIVE	.27	8
TOTAL CONTRACTS	1.49	9
CLEANING	.63	9
REPAIR/MAINT	.30	9
RDS/GROUNDS	.22	9
SECURITY	.18	5
ADMINISTRATIVE	.44	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	256,260 SQ. FT.				256,260 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					7.05	7.16	6.26	7.76
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	7.05	7.16	6.26	7.76				
MISCELLANEOUS									
TOTAL INCOME	4	7.05	7.16	6.26	7.76				
EXPENSE									
CLEANING	4	.58	.59	.44	.70	.58	.59	.44	.70
REPAIR-MAINT	4	.63	.66	.47	.78	.63	.66	.47	.78
UTILITIES	4	1.49	1.55	1.29	1.66	1.49	1.55	1.29	1.66
RDS/GRNDS/SEC	4	.23	.23	.22	.25	.23	.23	.22	.25
ADMINISTRATIVE	4	.51	.56	.32	.68	.51	.56	.32	.68
TOTAL OPER EXP	4	3.46	3.49	2.75	4.10	3.46	3.49	2.75	4.10
FIXED EXPENSES	4	.56	.53	.45	.68	.56	.53	.45	.68
TOTAL OPER + FIX	4	4.02	4.01	3.34	4.64	4.02	4.01	3.34	4.64
LEASING EXP	3	.49	.40						
TOTAL PAYROLL	4	.48	.54	.33	.62				
TOTAL CONTRACT	4	1.19	1.18	1.00	1.37				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5106	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	378	3
AVG % OFFICE OCCUPANCY	87.0	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	8.75	4
RENTABLE/GROSS SQFT	.94	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.58	4
PAYROLL		
CONTRACT	.49	4
SUP/MAT/MISC	.08	4
TRASH REMOVAL	.02	4
REPR/MAINT TOTAL	.63	4
PAYROLL	.33	4
ELEVATOR	.09	4
HVAC	.08	4
ELECTRICAL	.02	3
STRUCT/ROOF	.08	2
PLUMBING	.01	3
FIRE/LIFE SFTY	.00	2
OTHER MAINT/SUP	.08	4
UTILITIES TOTAL	1.49	4
ELECTRICAL	1.36	4
GAS	.08	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	4
RDS/GNDS/SEC TOTAL	.23	4
RDS/GNDS TOTAL	.19	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.13	4
RDS/GNDS OTHER	.07	4
SECURITY TOTAL	.04	4
SEC PAYROLL		
SEC CONTRACTS	.04	4
SEC OTHER		
ADMIN TOTAL	.51	4
PAYROLL	.18	4
MGMT FEES	.37	3
PROF FEES	.06	2
GEN OFC EXP	.06	2
OTHER ADM EXP	.02	4
FIXED EXP TOTAL	.56	4
REAL ESTATE TAX	.48	4
BUILDING INS	.08	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.49	3
ADV/PROMOTION		
COMMISSIONS	.10	3
PROF FEES	.02	2
TENANT ALTS	.20	3
BUY-OUTS		
OTHER LEASING	.01	2
TOTAL PAYROLL	.48	4
CLEANING		
REPAIR/MAINT	.20	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.18	4
TOTAL CONTRACTS	1.19	4
CLEANING	.49	4
REPAIR/MAINT	.23	4
RDS/GROUNDS	.13	4
SECURITY	.04	4
ADMINISTRATIVE	.40	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Virginia Beach, VA

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	136,543 SQ. FT.				136,543 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	8					9.26	9.23	6.00	12.80
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	9.26	9.23	6.00	12.80				
MISCELLANEOUS	8	.05	.02	.01	.08				
TOTAL INCOME	8	9.31	9.25	6.07	12.81				
EXPENSE									
CLEANING	3	.65	.68			.65	.68		
REPAIR-MAINT	8	.70	.73	.53	.86	.70	.73	.53	.86
UTILITIES	3	1.57	1.78			1.57	1.78		
RDS/GRNDS/SEC	8	.15	.15	.09	.23	.15	.15	.09	.23
ADMINISTRATIVE	8	.31	.30	.18	.45	.31	.30	.18	.45
TOTAL OPER EXP	3	3.53	4.07			3.53	4.07		
FIXED EXPENSES	8	.85	.83	.72	.99	.85	.83	.72	.99
TOTAL OPER+FIX	3	4.43	4.96			4.43	4.96		
LEASING EXP	8	.30	.35	.10	.85				
TOTAL PAYROLL	8	.36	.26	.18	.51				
TOTAL CONTRACT	8	1.00	.97	.82	1.41				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2884	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	91.1	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.59	8
RENTABLE/GROSS SQFT	1.00	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.65	8
PAYROLL		
CONTRACT	.57	2
SUP/MAT/MISC		
TRASH REMOVAL	.06	3
REPR/MAINT TOTAL	.70	8
PAYROLL	.19	8
ELEVATOR	.06	3
HVAC	.09	8
ELECTRICAL	.05	8
STRUCT/ROOF	.10	8
PLUMBING	.01	8
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.21	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.57	3
ELECTRICAL	1.41	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	3
RDS/GNDS/SEC TOTAL	.15	8
RDS/GNDS TOTAL	.15	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.13	8
RDS/GNDS OTHER	.01	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.00	6
SEC PAYROLL		
SEC CONTRACTS	.00	6
SEC OTHER		
ADMIN TOTAL	.31	8
PAYROLL		
MGMT FEES	.27	8
PROF FEES		
GEN OFC EXP	.02	8
OTHER ADM EXP	.02	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.85	8
REAL ESTATE TAX	.67	8
BUILDING INS	.18	8
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.30	7
ADV/PROMOTION		
COMMISSIONS	.17	8
PROF FEES		
TENANT ALTS	.10	8
BUY-OUTS		
OTHER LEASING	.05	8

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.36	8
CLEANING		
REPAIR/MAINT	.19	8
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.00	8
CLEANING	.57	2
REPAIR/MAINT	.29	8
RDS/GROUNDS	.13	8
SECURITY	.00	6
ADMINISTRATIVE	.27	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	107,863 SQ. FT.				107,863 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					10.11	12.18		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	10.11	12.18						
MISCELLANEOUS	3	.05	.01						
TOTAL INCOME	3	10.16	12.19						
EXPENSE									
CLEANING	3	.65	.68			.65	.68		
REPAIR-MAINT	3	.79	.78			.79	.78		
UTILITIES	3	1.57	1.78			1.57	1.78		
RDS/GRNDS/SEC	3	.16	.19			.16	.19		
ADMINISTRATIVE	3	.36	.40			.36	.40		
TOTAL OPER EXP	3	3.53	4.07			3.53	4.07		
FIXED EXPENSES	3	.90	.89			.90	.89		
TOTAL OPER+FIX	3	4.43	4.96			4.43	4.96		
LEASING EXP	3	.33	.11						
TOTAL PAYROLL	3	.40	.29						
TOTAL CONTRACT	3	1.17	1.10						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3401	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	91.4	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.59	3
RENTABLE/GROSS SQFT	1.00	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.65	3
PAYROLL		
CONTRACT	.57	2
SUP/MAT/MISC		
TRASH REMOVAL	.06	3
REPR/MAINT TOTAL	.79	3
PAYROLL	.18	3
ELEVATOR	.08	3
HVAC	.10	3
ELECTRICAL	.05	3
STRUCT/ROOF	.12	3
PLUMBING	.01	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.27	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.57	3
ELECTRICAL	1.41	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	3
RDS/GNDS/SEC TOTAL	.16	3
RDS/GNDS TOTAL	.16	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.14	3
RDS/GNDS OTHER	.01	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.36	3
PAYROLL		
MGMT FEES	.31	3
PROF FEES		
GEN OFC EXP	.03	3
OTHER ADM EXP	.02	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.90	3
REAL ESTATE TAX	.72	3
BUILDING INS	.18	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.33	3
ADV/PROMOTION		
COMMISSIONS	.11	3
PROF FEES		
TENANT ALTS	.21	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.40	3
CLEANING		
REPAIR/MAINT	.18	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.17	3
CLEANING	.57	2
REPAIR/MAINT	.34	3
RDS/GROUNDS	.14	3
SECURITY		
ADMINISTRATIVE	.31	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Washington, DC

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	72 BLDS	13,088,140 SQ. FT.				12,193,177 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	66					21.45	21.71	16.75	26.89
RETAIL AREA	46	19.84	22.26	14.89	30.35				
OTHER AREA	21	8.48	9.40	5.82	11.46				
TOTAL RENT	69	21.56	21.81	17.66	26.27				
MISCELLANEOUS	64	.40	.17	.02	.37				
TOTAL INCOME	69	21.94	22.09	17.71	26.56				
EXPENSE									
CLEANING	64	1.04	1.03	.94	1.12	1.11	1.09	1.00	1.18
REPAIR-MAINT	72	1.35	1.27	1.00	1.58	1.44	1.36	1.06	1.69
UTILITIES	60	1.69	1.71	1.43	1.96	1.75	1.79	1.57	2.05
RDS/GRNDS/SEC	72	.36	.27	.11	.47	.39	.30	.12	.50
ADMINISTRATIVE	71	.98	1.08	.78	1.23	1.05	1.17	.81	1.32
TOTAL OPER EXP	59	5.44	5.39	4.66	6.05	5.87	5.84	5.11	6.62
FIXED EXPENSES	72	3.29	3.51	2.74	4.00	3.53	3.72	2.92	4.26
TOTAL OPER+FIX	59	8.83	8.87	7.92	9.86	9.52	9.59	8.71	10.52
LEASING EXP	67	1.02	.31	.12	.74				
TOTAL PAYROLL	57	.80	.73	.59	1.00				
TOTAL CONTRACT	58	2.44	2.61	2.11	2.99				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7684	72
AVG SQFT/RETAIL TENANT	3030	49
AVG SQFT/OFFICE WORKER	205	34
AVG % OFFICE OCCUPANCY	93.7	72
AVG % RETAIL OCCUPANCY	98.4	49
AVG $ RATE YR-END RENT	25.35	60
RENTABLE/GROSS SQFT	.94	61

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.06	68
PAYROLL	.31	16
CONTRACT	.83	55
SUP/MAT/MISC	.04	44
TRASH REMOVAL	.08	57
REPR/MAINT TOTAL	1.39	66
PAYROLL	.64	56
ELEVATOR	.14	57
HVAC	.16	56
ELECTRICAL	.07	52
STRUCT/ROOF	.15	42
PLUMBING	.03	49
FIRE/LIFE SFTY	.01	26
OTHER MAINT/SUP	.25	58

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.76	64
ELECTRICAL	1.55	54
GAS	.08	25
FUEL OIL	.08	31
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	53
RDS/GNDS/SEC TOTAL	.37	67
RDS/GNDS TOTAL	.08	45
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	45
RDS/GNDS OTHER	.02	27

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.31	54
SEC PAYROLL	.49	10
SEC CONTRACTS	.20	54
SEC OTHER	.12	16
ADMIN TOTAL	1.03	68
PAYROLL	.13	30
MGMT FEES	.79	53
PROF FEES	.14	48
GEN OFC EXP	.04	52
OTHER ADM EXP	.06	45

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.60	67
REAL ESTATE TAX	3.12	57
BUILDING INS	.15	56
PERS PROP TAX	.00	27
OTHER TAX	.26	49
LEASING EXPENSES	1.09	62
ADV/PROMOTION	.04	43
COMMISSIONS	.41	43
PROF FEES	.07	11
TENANT ALTS	.53	36
BUY-OUTS	4.71	2
OTHER LEASING	.42	17

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.80	67
CLEANING	.31	16
REPAIR/MAINT	.64	56
RDS/GROUNDS		
SECURITY	.49	10
ADMINISTRATIVE	.13	30
TOTAL CONTRACTS	2.44	58
CLEANING	.83	55
REPAIR/MAINT	.51	56
RDS/GROUNDS	.05	45
SECURITY	.20	54
ADMINISTRATIVE	.91	54

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	72,056 SQ. FT.				69,404 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					15.43	15.74		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	16.09	15.74						
MISCELLANEOUS	2	.08	.10						
TOTAL INCOME	3	17.04	15.91						
EXPENSE									
CLEANING	3	1.16	1.18			1.22	1.25		
REPAIR-MAINT	3	1.72	1.45			1.77	1.45		
UTILITIES	3	1.67	1.77			1.73	1.77		
RDS/GRNDS/SEC	3	.36	.42			.39	.45		
ADMINISTRATIVE	3	.91	.90			.94	.98		
TOTAL OPER EXP	3	5.86	5.16			6.07	5.16		
FIXED EXPENSES	3	2.66	1.47			2.78	1.47		
TOTAL OPER+FIX	3	8.53	6.41			8.85	6.41		
LEASING EXP	2	.30	.20						
TOTAL PAYROLL	2	.69	.66						
TOTAL CONTRACT	3	2.99	2.97						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2915	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	191	2
AVG % OFFICE OCCUPANCY	96.5	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	21.64	3
RENTABLE/GROSS SQFT	.88	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.16	3
PAYROLL		
CONTRACT	.79	3
SUP/MAT/MISC	.02	2
TRASH REMOVAL	.15	3
REPR/MAINT TOTAL	1.72	3
PAYROLL	.41	2
ELEVATOR	.14	2
HVAC	.51	3
ELECTRICAL	.15	3
STRUCT/ROOF	.25	2
PLUMBING	.04	3
FIRE/LIFE SFTY	.04	2
OTHER MAINT/SUP	.36	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.67	3
ELECTRICAL	1.50	3
GAS	.14	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	3
RDS/GNDS/SEC TOTAL	.36	3
RDS/GNDS TOTAL	.27	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.20	2
RDS/GNDS OTHER	.08	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.17	3
SEC PAYROLL		
SEC CONTRACTS	.16	3
SEC OTHER		
ADMIN TOTAL	.91	3
PAYROLL		
MGMT FEES	.51	3
PROF FEES	.36	3
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.66	3
REAL ESTATE TAX	2.24	3
BUILDING INS	.35	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.30	2
ADV/PROMOTION	.02	2
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.69	2
CLEANING		
REPAIR/MAINT	.41	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	2.99	3
CLEANING	.79	3
REPAIR/MAINT	1.02	3
RDS/GROUNDS	.20	2
SECURITY	.16	3
ADMINISTRATIVE	.87	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Washington, DC

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	561,014 SQ. FT.				550,357 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					21.01	22.04	15.27	26.86
RETAIL AREA	3	33.47	25.79						
OTHER AREA	2	8.56	9.79						
TOTAL RENT	6	21.21	23.01	15.27	26.27				
MISCELLANEOUS	4	.29	.34	.15	.41				
TOTAL INCOME	6	21.39	23.21	15.27	26.56				
EXPENSE									
CLEANING	7	1.12	1.14	1.02	1.19	1.14	1.17	1.04	1.23
REPAIR-MAINT	7	1.59	1.61	1.37	1.97	1.62	1.70	1.39	2.01
UTILITIES	7	2.30	2.02	1.81	2.52	2.34	2.12	1.86	2.56
RDS/GRNDS/SEC	7	.41	.51	.18	.56	.42	.54	.19	.55
ADMINISTRATIVE	7	.81	.90	.61	1.02	.82	.90	.62	1.07
TOTAL OPER EXP	7	6.25	6.46	5.66	6.74	6.37	6.80	5.79	6.91
FIXED EXPENSES	7	3.23	3.45	3.12	3.52	3.29	3.56	3.14	3.62
TOTAL OPER + FIX	7	9.48	9.87	8.56	10.35	9.67	10.40	8.78	10.61
LEASING EXP	6	2.34	.54	.37	5.54				
TOTAL PAYROLL	7	.96	.76	.70	1.23				
TOTAL CONTRACT	7	2.26	2.13	1.41	3.08				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4479	7
AVG SQFT/RETAIL TENANT	1636	3
AVG SQFT/OFFICE WORKER	272	6
AVG % OFFICE OCCUPANCY	92.0	7
AVG % RETAIL OCCUPANCY	84.3	3
AVG $ RATE YR-END RENT	25.74	7
RENTABLE/GROSS SQFT	.90	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.12	7
PAYROLL	.53	2
CONTRACT	1.04	6
SUP/MAT/MISC	.02	6
TRASH REMOVAL	.07	6
REPR/MAINT TOTAL	1.59	7
PAYROLL	.75	7
ELEVATOR	.17	7
HVAC	.18	7
ELECTRICAL	.05	6
STRUCT/ROOF	.09	4
PLUMBING	.07	5
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.26	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.30	7
ELECTRICAL	1.79	7
GAS	.06	6
FUEL OIL	.43	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.30	6
RDS/GNDS/SEC TOTAL	.39	6
RDS/GNDS TOTAL	.06	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	4
RDS/GNDS OTHER	.02	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.43	5
SEC PAYROLL		
SEC CONTRACTS	.37	5
SEC OTHER		
ADMIN TOTAL	.81	6
PAYROLL		
MGMT FEES	.60	5
PROF FEES	.13	3
GEN OFC EXP	.05	5
OTHER ADM EXP	.04	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.40	6
REAL ESTATE TAX	3.08	6
BUILDING INS	.17	6
PERS PROP TAX	.00	2
OTHER TAX	.14	6
LEASING EXPENSES	2.71	5
ADV/PROMOTION	.24	3
COMMISSIONS	.56	3
PROF FEES		
TENANT ALTS	1.78	4
BUY-OUTS		
OTHER LEASING	1.39	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.96	7
CLEANING	.53	2
REPAIR/MAINT	.75	7
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	2.26	7
CLEANING	1.04	6
REPAIR/MAINT	.40	7
RDS/GROUNDS	.05	4
SECURITY	.37	5
ADMINISTRATIVE	.46	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	46 BLDS	6,894,819 SQ. FT.				6,033,076 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	42					22.72	21.81	18.20	26.89
RETAIL AREA	36	20.69	22.29	15.36	30.94				
OTHER AREA	15	6.56	9.40	5.22	10.82				
TOTAL RENT	45	22.62	22.11	18.60	26.04				
MISCELLANEOUS	44	.45	.17	.03	.40				
TOTAL INCOME	45	23.06	22.35	18.86	26.44				
EXPENSE									
CLEANING	46	.99	1.02	.92	1.08	1.06	1.06	.97	1.16
REPAIR-MAINT	46	1.25	1.23	1.00	1.45	1.34	1.31	1.06	1.55
UTILITIES	43	1.67	1.69	1.50	1.88	1.75	1.75	1.60	1.96
RDS/GRNDS/SEC	46	.27	.25	.11	.35	.29	.26	.11	.38
ADMINISTRATIVE	46	1.04	1.09	.90	1.24	1.12	1.22	.91	1.35
TOTAL OPER EXP	42	5.16	5.33	4.60	5.81	5.61	5.82	5.04	6.19
FIXED EXPENSES	46	3.49	3.62	3.07	4.07	3.78	3.91	3.47	4.35
TOTAL OPER + FIX	42	8.65	8.91	7.89	9.75	9.37	9.56	8.72	10.43
LEASING EXP	44	.61	.27	.11	.64				
TOTAL PAYROLL	42	.75	.71	.59	.90				
TOTAL CONTRACT	42	2.47	2.62	2.15	2.91				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6798	46
AVG SQFT/RETAIL TENANT	3045	36
AVG SQFT/OFFICE WORKER	328	22
AVG % OFFICE OCCUPANCY	94.1	46
AVG % RETAIL OCCUPANCY	91.4	36
AVG $ RATE YR-END RENT	25.52	36
RENTABLE/GROSS SQFT	.85	40

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.00	42
PAYROLL	.13	10
CONTRACT	.82	41
SUP/MAT/MISC	.02	32
TRASH REMOVAL	.08	42
REPR/MAINT TOTAL	1.24	42
PAYROLL	.63	41
ELEVATOR	.14	42
HVAC	.15	42
ELECTRICAL	.03	38
STRUCT/ROOF	.15	31
PLUMBING	.02	37
FIRE/LIFE SFTY	.01	19
OTHER MAINT/SUP	.16	42

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.69	39
ELECTRICAL	1.53	39
GAS	.04	15
FUEL OIL	.05	34
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	39
RDS/GNDS/SEC TOTAL	.29	42
RDS/GNDS TOTAL	.05	35
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	35
RDS/GNDS OTHER	.01	19

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.19	40
SEC PAYROLL	.14	7
SEC CONTRACTS	.16	40
SEC OTHER	.18	11
ADMIN TOTAL	1.06	42
PAYROLL	.12	28
MGMT FEES	.60	41
PROF FEES	.15	38
GEN OFC EXP	.02	42
OTHER ADM EXP	.04	38

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.60	42
REAL ESTATE TAX	3.19	42
BUILDING INS	.15	41
PERS PROP TAX	.00	22
OTHER TAX	.26	37
LEASING EXPENSES	.85	40
ADV/PROMOTION	.04	35
COMMISSIONS	.38	38
PROF FEES	.03	8
TENANT ALTS	.17	32
BUY-OUTS		
OTHER LEASING	.37	13

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.76	42
CLEANING	.13	10
REPAIR/MAINT	.63	41
RDS/GROUNDS		
SECURITY	.14	7
ADMINISTRATIVE	.12	28
TOTAL CONTRACTS	2.47	42
CLEANING	.82	41
REPAIR/MAINT	.46	42
RDS/GROUNDS	.05	35
SECURITY	.16	40
ADMINISTRATIVE	.92	42

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Washington, DC

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	2,683,390 SQ. FT.				2,536,153 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					18.42	16.54	10.06	29.76
RETAIL AREA	4	21.41	20.28	10.87	22.66				
OTHER AREA	3	10.61	9.39						
TOTAL RENT	6	19.60	21.28	16.51	27.93				
MISCELLANEOUS	5	.37	.36	.03	.72				
TOTAL INCOME	6	19.89	21.48	16.51	29.01				
EXPENSE									
CLEANING	7	1.22	1.12	.99	1.16	1.29	1.20	1.03	1.32
REPAIR-MAINT	7	1.97	1.74	1.37	1.88	2.07	1.84	1.39	2.14
UTILITIES	6	1.77	1.56	1.19	2.50	1.80	1.64	1.19	2.50
RDS/GRNDS/SEC	7	.66	.32	.18	.96	.69	.33	.19	1.02
ADMINISTRATIVE	6	.85	.86	.57	1.25	.90	1.01	.57	1.30
TOTAL OPER EXP	6	6.35	5.53	4.36	6.67	6.76	6.23	4.77	7.41
FIXED EXPENSES	7	3.04	3.47	2.60	3.51	3.22	3.57	2.64	3.86
TOTAL OPER+FIX	6	9.39	9.04	8.02	10.14	10.01	9.87	8.78	11.87
LEASING EXP	6	.76	.54	.12	1.27				
TOTAL PAYROLL	5	1.70	1.89	.54	2.52				
TOTAL CONTRACT	5	2.42	2.23	1.70	3.41				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13763	7
AVG SQFT/RETAIL TENANT	2945	5
AVG SQFT/OFFICE WORKER	216	3
AVG % OFFICE OCCUPANCY	95.7	7
AVG % RETAIL OCCUPANCY	97.2	5
AVG $ RATE YR-END RENT	26.01	5
RENTABLE/GROSS SQFT	.90	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.36	5
PAYROLL	.55	3
CONTRACT	.99	4
SUP/MAT/MISC	.21	3
TRASH REMOVAL	.06	5
REPR/MAINT TOTAL	2.18	5
PAYROLL	.77	5
ELEVATOR	.11	5
HVAC	.20	5
ELECTRICAL	.30	4
STRUCT/ROOF	.19	5
PLUMBING	.10	3
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.59	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.21	4
ELECTRICAL	1.81	4
GAS	.26	2
FUEL OIL	.13	4
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.16	4
RDS/GNDS/SEC TOTAL	.81	5
RDS/GNDS TOTAL	.11	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	4
RDS/GNDS OTHER	.04	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.72	5
SEC PAYROLL	1.01	2
SEC CONTRACTS	.27	5
SEC OTHER	.02	2
ADMIN TOTAL	.82	4
PAYROLL	.22	2
MGMT FEES	.82	3
PROF FEES	.09	3
GEN OFC EXP	.02	3
OTHER ADM EXP	.03	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.15	5
REAL ESTATE TAX	2.73	5
BUILDING INS	.13	5
PERS PROP TAX	.00	2
OTHER TAX	.38	4
LEASING EXPENSES	.53	4
ADV/PROMOTION	.01	3
COMMISSIONS	.29	2
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.70	5
CLEANING	.55	3
REPAIR/MAINT	.77	5
RDS/GROUNDS		
SECURITY	1.01	2
ADMINISTRATIVE	.22	2
TOTAL CONTRACTS	2.42	5
CLEANING	.99	4
REPAIR/MAINT	.82	5
RDS/GROUNDS	.04	4
SECURITY	.27	5
ADMINISTRATIVE	.91	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Washington, DC/MD

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	706,255 SQ. FT.				625,969 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					19.90	16.97	13.87	22.04
RETAIL AREA	4	13.17	11.88						
OTHER AREA	4	6.51	6.61						
TOTAL RENT	5	18.93	16.46	13.70	20.56				
MISCELLANEOUS	4	.02	.01						
TOTAL INCOME	5	18.94	16.46	13.71	20.57				
EXPENSE									
CLEANING	5	.86	.88	.66	.96	.94	.94	.69	1.07
REPAIR-MAINT	5	1.10	1.15	.59	1.53	1.20	1.26	.63	1.68
UTILITIES	5	1.46	1.44	1.32	1.72	1.55	1.55	1.32	1.90
RDS/GRNDS/SEC	5	.27	.25	.13	.43	.30	.30	.15	.46
ADMINISTRATIVE	5	.98	.92	.59	1.59	1.11	1.01	.63	1.76
TOTAL OPER EXP	5	4.69	4.51	3.59	5.95	5.29	5.27	3.94	6.62
FIXED EXPENSES	5	2.06	1.86	1.26	2.34	2.33	2.11	1.33	2.73
TOTAL OPER+FIX	5	6.76	6.85	5.00	8.13	7.62	7.99	5.54	9.07
LEASING EXP	5	1.20	.69	.63	1.37				
TOTAL PAYROLL	4	.83	.85						
TOTAL CONTRACT	5	2.20	2.08	1.55	2.91				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5960	5
AVG SQFT/RETAIL TENANT	2572	4
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	96.2	5
AVG % RETAIL OCCUPANCY	61.8	4
AVG $ RATE YR-END RENT	21.39	5
RENTABLE/GROSS SQFT	1.00	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.86	5
PAYROLL		
CONTRACT	.74	5
SUP/MAT/MISC	.03	5
TRASH REMOVAL	.06	5
REPR/MAINT TOTAL	1.10	5
PAYROLL	.71	4
ELEVATOR	.13	4
HVAC	.11	5
ELECTRICAL	.03	5
STRUCT/ROOF	.16	5
PLUMBING	.01	4
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.06	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.46	5
ELECTRICAL	1.32	5
GAS	.00	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	5
RDS/GNDS/SEC TOTAL	.27	5
RDS/GNDS TOTAL	.14	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.13	5
RDS/GNDS OTHER	.01	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.14	4
SEC PAYROLL		
SEC CONTRACTS	.14	4
SEC OTHER		
ADMIN TOTAL	.98	5
PAYROLL	.12	3
MGMT FEES	.61	5
PROF FEES	.17	5
GEN OFC EXP	.05	5
OTHER ADM EXP	.09	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.06	5
REAL ESTATE TAX	1.86	5
BUILDING INS	.20	5
PERS PROP TAX	.00	3
OTHER TAX		
LEASING EXPENSES	1.20	5
ADV/PROMOTION	.15	5
COMMISSIONS	.44	5
PROF FEES		
TENANT ALTS	.22	4
BUY-OUTS		
OTHER LEASING	.77	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.83	4
CLEANING		
REPAIR/MAINT	.71	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.12	3
TOTAL CONTRACTS	2.20	5
CLEANING	.74	5
REPAIR/MAINT	.42	5
RDS/GROUNDS	.13	5
SECURITY	.14	4
ADMINISTRATIVE	.78	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Washington, DC/VA

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	61 BLDS	11,689,461 SQ. FT.				11,263,432 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	56					17.83	17.96	14.27	21.72
RETAIL AREA	32	13.65	15.52	10.27	20.96				
OTHER AREA	20	15.74	10.42	5.72	13.00				
TOTAL RENT	57	17.65	17.91	14.00	20.51				
MISCELLANEOUS	53	.21	.02	.01	.22				
TOTAL INCOME	57	17.85	18.16	14.77	21.56				
EXPENSE									
CLEANING	61	.97	.95	.81	1.09	1.00	.98	.83	1.14
REPAIR-MAINT	61	1.15	.97	.78	1.32	1.18	1.00	.82	1.40
UTILITIES	52	1.41	1.44	1.25	1.55	1.44	1.46	1.29	1.62
RDS/GRNDS/SEC	57	.25	.24	.15	.31	.26	.25	.15	.33
ADMINISTRATIVE	59	1.03	.96	.76	1.26	1.07	1.01	.83	1.31
TOTAL OPER EXP	52	4.70	4.77	4.10	5.37	4.90	4.84	4.33	5.64
FIXED EXPENSES	59	1.64	1.59	1.38	1.85	1.70	1.74	1.43	1.91
TOTAL OPER+FIX	50	6.43	6.53	6.02	6.97	6.71	6.76	6.24	7.42
LEASING EXP	58	.84	.34	.14	1.13				
TOTAL PAYROLL	56	.64	.60	.48	.81				
TOTAL CONTRACT	59	2.45	2.44	1.51	2.88				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11436	55
AVG SQFT/RETAIL TENANT	2686	29
AVG SQFT/OFFICE WORKER	216	17
AVG % OFFICE OCCUPANCY	94.8	58
AVG % RETAIL OCCUPANCY	87.0	29
AVG $ RATE YR-END RENT	21.54	46
RENTABLE/GROSS SQFT	.99	52

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.96	55
PAYROLL	.30	10
CONTRACT	.87	53
SUP/MAT/MISC	.02	50
TRASH REMOVAL	.07	54
REPR/MAINT TOTAL	1.16	59
PAYROLL	.53	53
ELEVATOR	.19	54
HVAC	.15	59
ELECTRICAL	.03	57
STRUCT/ROOF	.22	46
PLUMBING	.02	54
FIRE/LIFE SFTY	.02	10
OTHER MAINT/SUP	.09	55

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.41	51
ELECTRICAL	1.30	50
GAS	.04	21
FUEL OIL	.02	25
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	48
RDS/GNDS/SEC TOTAL	.25	56
RDS/GNDS TOTAL	.12	48
RDS/GNDS PAYRL	.06	2
RDS/GNDS CONTR	.09	47
RDS/GNDS OTHER	.03	50

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.13	47
SEC PAYROLL		
SEC CONTRACTS	.13	47
SEC OTHER	.01	3
ADMIN TOTAL	1.03	58
PAYROLL	.09	45
MGMT FEES	.81	56
PROF FEES	.06	47
GEN OFC EXP	.02	52
OTHER ADM EXP	.07	54

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.64	57
REAL ESTATE TAX	1.45	57
BUILDING INS	.14	57
PERS PROP TAX	.01	34
OTHER TAX	.04	42
LEASING EXPENSES	.84	58
ADV/PROMOTION	.05	51
COMMISSIONS	.21	45
PROF FEES	.37	7
TENANT ALTS	.19	41
BUY-OUTS	2.09	2
OTHER LEASING	.46	28

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.64	56
CLEANING	.30	10
REPAIR/MAINT	.53	53
RDS/GROUNDS	.06	2
SECURITY		
ADMINISTRATIVE	.09	45
TOTAL CONTRACTS	2.45	59
CLEANING	.87	53
REPAIR/MAINT	.57	59
RDS/GROUNDS	.09	47
SECURITY	.13	47
ADMINISTRATIVE	.89	56

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	119,853 SQ. FT.				115,484 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					23.80	24.00		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	23.76	23.86						
MISCELLANEOUS	2	.24	.26						
TOTAL INCOME	2	24.00	24.11						
EXPENSE									
CLEANING	3	1.10	1.06			1.14	1.06		
REPAIR-MAINT	3	.70	.72			.73	.83		
UTILITIES	3	1.70	1.91			1.77	1.91		
RDS/GRNDS/SEC	2	.88	.92			.94	1.03		
ADMINISTRATIVE	2	.90	.89			.95	.95		
TOTAL OPER EXP	3	4.55	5.70			4.73	5.70		
FIXED EXPENSES	2	2.72	2.69			2.90	2.86		
TOTAL OPER+FIX	2	8.74	8.74			9.31	9.41		
LEASING EXP	2	.27	.25						
TOTAL PAYROLL	2	.57	.54						
TOTAL CONTRACT	3	1.65	2.63						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13330	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.96	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.26	2
PAYROLL		
CONTRACT	1.01	2
SUP/MAT/MISC	.07	2
TRASH REMOVAL	.11	2
REPR/MAINT TOTAL	.70	3
PAYROLL		
ELEVATOR	.20	3
HVAC	.10	3
ELECTRICAL	.04	2
STRUCT/ROOF	.09	2
PLUMBING	.00	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.05	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.70	3
ELECTRICAL	1.66	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	2
RDS/GNDS/SEC TOTAL	.88	2
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.55	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.15	2
SEC PAYROLL		
SEC CONTRACTS	.15	2
SEC OTHER		
ADMIN TOTAL	.90	2
PAYROLL		
MGMT FEES	.66	2
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.07	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.72	2
REAL ESTATE TAX	2.37	2
BUILDING INS	.32	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.27	2
ADV/PROMOTION		
COMMISSIONS	.25	2
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.57	2
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.65	3
CLEANING	1.01	2
REPAIR/MAINT	.37	3
RDS/GROUNDS		
SECURITY	.15	2
ADMINISTRATIVE	.82	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Washington, DC/VA

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	436,967 SQ. FT.				417,271 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					12.55	12.17	11.43	14.58
RETAIL AREA	2	19.09	19.63						
OTHER AREA									
TOTAL RENT	5	13.27	12.34	12.02	15.42				
MISCELLANEOUS	4	3.45	.32	.02	8.01				
TOTAL INCOME	5	16.06	14.75	12.27	22.01				
EXPENSE									
CLEANING	6	.94	1.01	.66	1.23	.98	1.07	.88	1.32
REPAIR-MAINT	6	.87	.82	.21	1.60	.90	.82	.21	1.73
UTILITIES	6	1.56	1.51	1.32	1.52	1.57	1.52	1.32	1.62
RDS/GRNDS/SEC	5	.30	.03	.03	.76	.31	.03	.03	.79
ADMINISTRATIVE	5	.92	.89	.70	1.20	.98	1.00	.72	1.26
TOTAL OPER EXP	6	4.37	4.95	2.27	5.85	4.58	5.15	2.27	6.14
FIXED EXPENSES	5	1.22	1.23	1.06	1.46	1.29	1.26	1.06	1.67
TOTAL OPER+FIX	5	6.05	6.96	4.48	7.28	6.40	6.96	4.48	8.45
LEASING EXP	5	.87	.43	.26	1.58				
TOTAL PAYROLL	4	1.08	1.06	.65	1.33				
TOTAL CONTRACT	5	1.58	1.51	.69	2.74				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7803	3
AVG SQFT/RETAIL TENANT	1351	2
AVG SQFT/OFFICE WORKER	286	3
AVG % OFFICE OCCUPANCY	90.9	5
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	16.80	3
RENTABLE/GROSS SQFT	.93	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.11	4
PAYROLL	.64	2
CONTRACT	.66	4
SUP/MAT/MISC	.05	3
TRASH REMOVAL	.07	4
REPR/MAINT TOTAL	1.01	5
PAYROLL	.56	4
ELEVATOR	.12	5
HVAC	.14	5
ELECTRICAL	.08	4
STRUCT/ROOF	.09	3
PLUMBING	.02	4
FIRE/LIFE SFTY	.05	3
OTHER MAINT/SUP	.26	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.60	6
ELECTRICAL	1.46	5
GAS	.10	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	5
RDS/GNDS/SEC TOTAL	.36	4
RDS/GNDS TOTAL	.41	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	3
RDS/GNDS OTHER	.28	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.03	2
SEC PAYROLL		
SEC CONTRACTS	.02	2
SEC OTHER		
ADMIN TOTAL	1.02	4
PAYROLL	.33	2
MGMT FEES	.58	4
PROF FEES	.15	4
GEN OFC EXP	.04	4
OTHER ADM EXP	.09	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.21	4
REAL ESTATE TAX	1.01	4
BUILDING INS	.16	4
PERS PROP TAX	.00	2
OTHER TAX	.06	3
LEASING EXPENSES	.87	5
ADV/PROMOTION	.09	3
COMMISSIONS	.13	4
PROF FEES		
TENANT ALTS	.44	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.08	4
CLEANING	.64	2
REPAIR/MAINT	.56	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.33	2
TOTAL CONTRACTS	1.58	5
CLEANING	.66	4
REPAIR/MAINT	.43	5
RDS/GROUNDS	.06	3
SECURITY	.02	2
ADMINISTRATIVE	.73	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	28 BLDS	5,521,194 SQ. FT.				5,357,500 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	25					18.39	17.95	15.29	20.67
RETAIL AREA	16	12.43	15.47	7.88	20.98				
OTHER AREA	7	7.69	6.19	5.72	9.78				
TOTAL RENT	26	18.04	17.91	15.33	19.77				
MISCELLANEOUS	24	.21	.04	.01	.39				
TOTAL INCOME	26	18.24	17.92	15.97	20.45				
EXPENSE									
CLEANING	28	.93	.94	.85	1.11	.96	.95	.87	1.15
REPAIR-MAINT	28	1.11	1.12	.80	1.42	1.14	1.12	.80	1.48
UTILITIES	25	1.46	1.46	1.27	1.64	1.48	1.46	1.28	1.66
RDS/GRNDS/SEC	27	.30	.27	.19	.33	.31	.28	.21	.33
ADMINISTRATIVE	28	.99	.97	.79	1.22	1.02	1.00	.82	1.26
TOTAL OPER EXP	25	4.77	4.76	4.35	5.38	4.91	4.84	4.45	5.75
FIXED EXPENSES	28	1.67	1.59	1.39	1.85	1.72	1.71	1.45	1.88
TOTAL OPER+FIX	25	6.49	6.53	6.11	6.95	6.68	6.81	6.30	7.26
LEASING EXP	27	1.01	.34	.17	1.23				
TOTAL PAYROLL	26	.64	.64	.49	.80				
TOTAL CONTRACT	27	2.39	2.38	2.13	2.83				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9045	27
AVG SQFT/RETAIL TENANT	3030	15
AVG SQFT/OFFICE WORKER	228	8
AVG % OFFICE OCCUPANCY	94.2	27
AVG % RETAIL OCCUPANCY	91.5	15
AVG $ RATE YR-END RENT	20.32	21
RENTABLE/GROSS SQFT	.99	26

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.93	27
PAYROLL	.40	6
CONTRACT	.83	25
SUP/MAT/MISC	.02	23
TRASH REMOVAL	.07	26
REPR/MAINT TOTAL	1.11	27
PAYROLL	.49	24
ELEVATOR	.18	26
HVAC	.14	27
ELECTRICAL	.04	27
STRUCT/ROOF	.25	20
PLUMBING	.02	25
FIRE/LIFE SFTY	.01	6
OTHER MAINT/SUP	.10	26

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.46	25
ELECTRICAL	1.36	24
GAS	.04	9
FUEL OIL	.01	11
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	23
RDS/GNDS/SEC TOTAL	.30	27
RDS/GNDS TOTAL	.13	26
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	25
RDS/GNDS OTHER	.03	22

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.17	25
SEC PAYROLL		
SEC CONTRACTS	.17	25
SEC OTHER		
ADMIN TOTAL	.99	28
PAYROLL	.11	23
MGMT FEES	.77	26
PROF FEES	.06	25
GEN OFC EXP	.02	25
OTHER ADM EXP	.06	26

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.66	27
REAL ESTATE TAX	1.50	27
BUILDING INS	.13	27
PERS PROP TAX	.01	16
OTHER TAX	.03	23
LEASING EXPENSES	1.01	27
ADV/PROMOTION	.05	24
COMMISSIONS	.27	21
PROF FEES	.21	4
TENANT ALTS	.30	23
BUY-OUTS		
OTHER LEASING	.01	16

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.64	26
CLEANING	.40	6
REPAIR/MAINT	.49	24
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.11	23
TOTAL CONTRACTS	2.39	27
CLEANING	.83	25
REPAIR/MAINT	.58	27
RDS/GROUNDS	.11	25
SECURITY	.17	25
ADMINISTRATIVE	.84	26

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Washington, DC/VA

SUBURBAN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	3,468,417 SQ. FT.				3,280,467 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	9					20.67	21.86	17.83	25.26
RETAIL AREA	7	14.54	20.43	14.40	21.41				
OTHER AREA	6	2.69	11.18	5.20	13.00				
TOTAL RENT	9	20.18	19.96	18.09	24.60				
MISCELLANEOUS	9	.04	.01	.00	.09				
TOTAL INCOME	9	20.23	19.99	18.18	24.61				
EXPENSE									
CLEANING	9	.93	.98	.89	1.03	.96	1.03	.96	1.06
REPAIR-MAINT	9	1.01	.96	.85	1.11	1.06	1.03	.89	1.17
UTILITIES	9	1.34	1.36	1.21	1.49	1.39	1.39	1.22	1.56
RDS/GRNDS/SEC	9	.25	.25	.20	.28	.27	.25	.22	.32
ADMINISTRATIVE	9	1.18	1.27	.89	1.44	1.25	1.40	.95	1.52
TOTAL OPER EXP	9	4.72	4.83	4.29	5.03	5.02	5.10	4.53	5.47
FIXED EXPENSES	9	1.77	1.77	1.53	1.92	1.88	1.83	1.66	2.13
TOTAL OPER+FIX	9	6.48	6.57	6.13	6.75	6.90	6.73	6.37	7.44
LEASING EXP	9	.95	.17	.15	1.15				
TOTAL PAYROLL	9	.50	.52	.42	.59				
TOTAL CONTRACT	9	2.63	2.83	2.21	3.01				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11250	8
AVG SQFT/RETAIL TENANT	3893	5
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	92.5	8
AVG % RETAIL OCCUPANCY	87.9	5
AVG $ RATE YR-END RENT	23.90	9
RENTABLE/GROSS SQFT	.90	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.93	9
PAYROLL		
CONTRACT	.84	9
SUP/MAT/MISC	.02	9
TRASH REMOVAL	.07	9
REPR/MAINT TOTAL	1.01	9
PAYROLL	.44	9
ELEVATOR	.19	9
HVAC	.09	9
ELECTRICAL	.02	9
STRUCT/ROOF	.19	5
PLUMBING	.02	6
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.06	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.34	9
ELECTRICAL	1.25	9
GAS	.03	5
FUEL OIL	.01	7
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	9
RDS/GNDS/SEC TOTAL	.25	9
RDS/GNDS TOTAL	.10	9
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.08	9
RDS/GNDS OTHER	.02	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.15	9
SEC PAYROLL		
SEC CONTRACTS	.15	9
SEC OTHER		
ADMIN TOTAL	1.18	9
PAYROLL	.06	9
MGMT FEES	1.00	9
PROF FEES	.07	8
GEN OFC EXP	.02	9
OTHER ADM EXP	.05	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.77	9
REAL ESTATE TAX	1.55	9
BUILDING INS	.16	9
PERS PROP TAX	.01	7
OTHER TAX	.05	9
LEASING EXPENSES	.95	9
ADV/PROMOTION	.08	9
COMMISSIONS	.23	8
PROF FEES		
TENANT ALTS	.05	9
BUY-OUTS		
OTHER LEASING	.24	7

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.50	9
CLEANING		
REPAIR/MAINT	.44	9
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.06	9
TOTAL CONTRACTS	2.63	9
CLEANING	.84	9
REPAIR/MAINT	.50	9
RDS/GROUNDS	.08	9
SECURITY	.15	9
ADMINISTRATIVE	1.06	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

West Orange, NJ

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	664,569 SQ. FT.				664,569 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					20.97	22.62	19.21	23.62
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	20.97	22.62	19.21	23.62				
MISCELLANEOUS	3	.74	.64						
TOTAL INCOME	4	21.55	23.56	20.05	24.09				
EXPENSE									
CLEANING	4	1.11	1.12	.79	1.46	1.11	1.12	.79	1.46
REPAIR-MAINT	4	.79	.74	.67	.92	.79	.74	.67	.92
UTILITIES	3	2.33	2.66			2.33	2.66		
RDS/GRNDS/SEC	4	.84	.90	.59	1.10	.84	.90	.59	1.10
ADMINISTRATIVE	4	.76	.82	.70	.86	.76	.82	.70	.86
TOTAL OPER EXP	3	5.81	6.53			5.81	6.53		
FIXED EXPENSES	4	2.90	2.79	2.74	3.06	2.90	2.79	2.74	3.06
TOTAL OPER+FIX	3	8.74	9.25			8.74	9.25		
LEASING EXP	4	.26	.26	.20	.34				
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	31566	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	90.2	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	20.13	4
RENTABLE/GROSS SQFT	.95	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

West Orange, NJ

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	664,569 SQ. FT.				664,569 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					20.97	22.82	19.21	23.82
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	20.97	22.82	19.21	23.82				
MISCELLANEOUS	3	.74	.64						
TOTAL INCOME	4	21.55	23.56	20.05	24.09				
EXPENSE									
CLEANING	4	1.11	1.12	.79	1.46	1.11	1.12	.79	1.46
REPAIR-MAINT	4	.79	.74	.67	.92	.79	.74	.67	.92
UTILITIES	3	2.33	2.66			2.33	2.66		
RDS/GRNDS/SEC	4	.84	.90	.59	1.10	.84	.90	.59	1.10
ADMINISTRATIVE	4	.76	.82	.70	.86	.76	.82	.70	.86
TOTAL OPER EXP	3	5.81	6.53			5.81	6.53		
FIXED EXPENSES	4	2.90	2.79	2.74	3.06	2.90	2.79	2.74	3.06
TOTAL OPER+FIX	3	8.74	9.25			8.74	9.25		
LEASING EXP	4	.26	.26	.20	.34				
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	31566	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	90.2	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	20.13	4
RENTABLE/GROSS SQFT	.95	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Wichita, KS

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	223,736 SQ. FT.				223,736 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					10.16	8.14	7.24	11.10
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	10.17	8.14	7.24	11.12				
MISCELLANEOUS	4	.16	.08	.02	.36				
TOTAL INCOME	6	10.27	8.21	7.24	11.71				
EXPENSE									
CLEANING	6	.74	.81	.74	.93	.74	.81	.74	.93
REPAIR-MAINT	6	.69	.77	.45	1.04	.69	.77	.45	1.04
UTILITIES	6	2.04	1.75	1.53	2.45	2.04	1.75	1.53	2.45
RDS/GRNDS/SEC	6	.01	.01	.01	.01	.01	.01	.01	.01
ADMINISTRATIVE	6	.63	.52	.48	.92	.63	.52	.48	.92
TOTAL OPER EXP	6	4.13	4.09	3.31	4.92	4.13	4.09	3.31	4.92
FIXED EXPENSES	6	.46	.49	.44	.55	.46	.49	.44	.55
TOTAL OPER+FIX	6	4.58	4.61	4.09	5.23	4.58	4.61	4.09	5.23
LEASING EXP	5	.50	.20	.07	1.06				
TOTAL PAYROLL	5	.46	.53	.31	.60				
TOTAL CONTRACT	6	1.38	1.46	1.23	1.60				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2142	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	295	5
AVG % OFFICE OCCUPANCY	84.3	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.69	6
RENTABLE/GROSS SQFT	.96	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.74	6
PAYROLL		
CONTRACT	.66	6
SUP/MAT/MISC	.04	6
TRASH REMOVAL	.05	6
REPR/MAINT TOTAL	.69	6
PAYROLL	.32	5
ELEVATOR	.11	5
HVAC	.10	6
ELECTRICAL	.02	6
STRUCT/ROOF	.12	5
PLUMBING	.01	5
FIRE/LIFE SFTY	.03	4
OTHER MAINT/SUP	.05	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.04	6
ELECTRICAL	1.51	5
GAS	.24	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	5
RDS/GNDS/SEC TOTAL	.01	6
RDS/GNDS TOTAL	.01	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.63	6
PAYROLL		
MGMT FEES	.33	6
PROF FEES	.06	4
GEN OFC EXP	.09	6
OTHER ADM EXP	.05	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.46	6
REAL ESTATE TAX	.30	6
BUILDING INS	.15	6
PERS PROP TAX		
OTHER TAX	.01	3
LEASING EXPENSES	.50	5
ADV/PROMOTION	.05	5
COMMISSIONS	.11	4
PROF FEES	.06	2
TENANT ALTS	.33	4
BUY-OUTS		
OTHER LEASING	.03	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.46	5
CLEANING		
REPAIR/MAINT	.32	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.38	6
CLEANING	.66	6
REPAIR/MAINT	.35	6
RDS/GROUNDS	.01	5
SECURITY		
ADMINISTRATIVE	.37	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Wichita, KS

DOWNTOWN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	107,243 SQ. FT.				107,243 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					8.81	8.14	7.55	9.76
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	8.82	8.14	7.55	9.77				
MISCELLANEOUS	3	.23	.14						
TOTAL INCOME	4	9.02	8.21	7.56	10.13				
EXPENSE									
CLEANING	4	.81	.81	.76	.88	.81	.81	.76	.88
REPAIR-MAINT	4	1.07	1.04	.75	1.23	1.07	1.04	.75	1.23
UTILITIES	4	1.91	1.75	1.61	2.13	1.91	1.75	1.61	2.13
RDS/GRNDS/SEC	4	.01	.01	.01	.02	.01	.01	.01	.02
ADMINISTRATIVE	4	.63	.52	.50	.77	.63	.52	.50	.77
TOTAL OPER EXP	4	4.43	4.09	3.69	4.98	4.43	4.09	3.69	4.98
FIXED EXPENSES	4	.55	.53	.49	.67	.55	.53	.49	.67
TOTAL OPER+FIX	4	4.98	4.61	4.32	5.51	4.98	4.61	4.32	5.51
LEASING EXP	4	.69	.49	.10	1.08				
TOTAL PAYROLL	3	.50	.53						
TOTAL CONTRACT	4	1.80	1.53	1.46	2.11				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1640	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	235	3
AVG % OFFICE OCCUPANCY	85.6	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.76	4
RENTABLE/GROSS SQFT	.98	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.81	4	**UTILITIES TOTAL**	1.91	4	SECURITY TOTAL			**FIXED EXP TOTAL**	.55	4	**TOTAL PAYROLL**	.50	3
PAYROLL			ELECTRICAL	1.66	4	SEC PAYROLL			REAL ESTATE TAX	.38	4	CLEANING		
CONTRACT	.70	4	GAS	.25	3	SEC CONTRACTS			BUILDING INS	.17	4	REPAIR/MAINT	.50	3
SUP/MAT/MISC	.05	4	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	4	PURCH STEAM			**ADMIN TOTAL**	.63	4	OTHER TAX	.00	2	SECURITY		
REPR/MAINT TOTAL	1.07	4	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**	.69	4	ADMINISTRATIVE		
PAYROLL	.50	3	COAL			MGMT FEES	.45	4	ADV/PROMOTION	.05	4	**TOTAL CONTRACTS**	1.80	4
ELEVATOR	.11	3	WATER/SEWER	.06	4	PROF FEES	.10	3	COMMISSIONS	.15	3	CLEANING	.70	4
HVAC	.18	4	**RDS/GNDS/SEC TOTAL**	.01	4	GEN OFC EXP	.03	4	PROF FEES	.06	2	REPAIR/MAINT	.56	4
ELECTRICAL	.04	4	RDS/GNDS TOTAL	.01	4	OTHER ADM EXP	.06	3	TENANT ALTS	.49	3	RDS/GROUNDS	.01	4
STRUCT/ROOF	.17	4	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
PLUMBING	.01	3	RDS/GNDS CONTR	.01	4				OTHER LEASING	.04	3	ADMINISTRATIVE	.53	4
FIRE/LIFE SFTY	.06	2	RDS/GNDS OTHER											
OTHER MAINT/SUP	.06	4												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Winston-Salem, NC

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	961,125 SQ. FT.				961,125 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					10.33	14.33		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	10.33	14.33						
MISCELLANEOUS	4	.27	.16						
TOTAL INCOME	4	10.60	15.21						
EXPENSE									
CLEANING	4	.69	.71			.69	.71		
REPAIR-MAINT	4	.65	.59			.65	.59		
UTILITIES	4	1.70	1.59			1.70	1.59		
RDS/GRNDS/SEC	4	.13	.23			.13	.23		
ADMINISTRATIVE	4	.68	1.06			.68	1.06		
TOTAL OPER EXP	4	3.84	4.64			3.84	4.64		
FIXED EXPENSES	4	.76	.70			.76	.70		
TOTAL OPER+FIX	4	4.60	5.34			4.60	5.34		
LEASING EXP	3	.16	.20						
TOTAL PAYROLL	4	.85	1.20						
TOTAL CONTRACT	4	1.05	1.49						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	22564	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	227	4
AVG % OFFICE OCCUPANCY	96.3	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.79	4
RENTABLE/GROSS SQFT	.97	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.69	4	**UTILITIES TOTAL**	1.70	4	SECURITY TOTAL			**FIXED EXP TOTAL**	.76	4	**TOTAL PAYROLL**	.85	4
PAYROLL	.26	4	ELECTRICAL	1.56	4	SEC PAYROLL			REAL ESTATE TAX	.63	4	CLEANING	.26	4
CONTRACT	.35	3	GAS			SEC CONTRACTS			BUILDING INS	.13	4	REPAIR/MAINT	.38	3
SUP/MAT/MISC	.04	4	FUEL OIL			SEC OTHER	.00	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	3	PURCH STEAM			**ADMIN TOTAL**	.68	4	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.65	4	PURCH CH WTR			PAYROLL	.21	4	**LEASING EXPENSES**	.16	3	ADMINISTRATIVE	.21	4
PAYROLL	.38	3	COAL			MGMT FEES	.34	4	ADV/PROMOTION	.02	3	**TOTAL CONTRACTS**	1.05	4
ELEVATOR	.09	4	WATER/SEWER	.05	4	PROF FEES	.03	2	COMMISSIONS			CLEANING	.35	3
HVAC	.09	4	**RDS/GNDS/SEC TOTAL**	.13	4	GEN OFC EXP	.06	3	PROF FEES			REPAIR/MAINT	.23	4
ELECTRICAL	.03	3	RDS/GNDS TOTAL	.02	4	OTHER ADM EXP	.05	3	TENANT ALTS			RDS/GROUNDS	.02	4
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
PLUMBING	.01	3	RDS/GNDS CONTR	.02	4				OTHER LEASING			ADMINISTRATIVE	.35	4
FIRE/LIFE SFTY	.01	4	RDS/GNDS OTHER											
OTHER MAINT/SUP	.05	4												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

United States Government Sector: Special Studies

All Buildings — 1988

2-Year Comparison of Identical Buildings

5-Year Comparison of Identical Buildings

All-Electric Buildings

All Buildings—1988

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	473 BLDS	77,701,916 SQ. FT.				66,775,531 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	29					10.67	8.92	7.23	10.09
RETAIL AREA	5	18.68	20.00	8.64	23.44				
OTHER AREA									
TOTAL RENT	33	11.70	8.96	7.49	12.26				
MISCELLANEOUS	2	.02	.02						
TOTAL INCOME	33	11.70	8.96	7.49	12.26				
EXPENSE									
CLEANING	373	1.45	1.34	1.02	1.77	1.48	1.36	1.03	1.82
REPAIR-MAINT	467	1.22	1.21	.84	1.70	1.24	1.22	.85	1.74
UTILITIES	440	1.55	1.26	.92	1.71	1.55	1.26	.92	1.71
RDS/GRNDS/SEC	200	.41	.23	.09	1.01	.45	.27	.09	1.05
ADMINISTRATIVE	431	.48	.45	.31	.64	.55	.54	.36	.76
TOTAL OPER EXP	352	4.95	4.50	3.78	5.62	5.75	5.43	4.39	6.70
FIXED EXPENSES	40	1.34	.04	.02	.32	1.40	.04	.02	.32
TOTAL OPER+FIX	36	6.41	5.47	3.96	7.06	6.73	5.70	4.16	7.06
LEASING EXP	17	.11	.06	.03	.11				
TOTAL PAYROLL	113	1.99	2.06	.66	3.66				
TOTAL CONTRACT	120	1.09	.89	.33	1.62				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12099	442
AVG SQFT/RETAIL TENANT	3295	214
AVG SQFT/OFFICE WORKER	196	451
AVG % OFFICE OCCUPANCY	97.6	471
AVG % RETAIL OCCUPANCY	98.4	217
AVG $ RATE YR-END RENT	14.22	98
RENTABLE/GROSS SQFT	.79	296

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.31	117
PAYROLL	.69	95
CONTRACT	.63	65
SUP/MAT/MISC	.09	101
TRASH REMOVAL	.04	101
REPR/MAINT TOTAL	1.69	109
PAYROLL	.66	100
ELEVATOR	.14	98
HVAC	.30	56
ELECTRICAL	.06	49
STRUCT/ROOF	.10	62
PLUMBING	.02	47
FIRE/LIFE SFTY	.06	31
OTHER MAINT/SUP	.43	106

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.56	406
ELECTRICAL	1.24	401
GAS	.10	311
FUEL OIL	.07	112
PURCH STEAM	.48	75
PURCH CH WTR	.66	6
COAL		
WATER/SEWER	.06	193
RDS/GNDS/SEC TOTAL	.39	116
RDS/GNDS TOTAL	.15	88
RDS/GNDS PAYRL	.13	74
RDS/GNDS CONTR	.04	66
RDS/GNDS OTHER	.04	78

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.47	82
SEC PAYROLL	.34	60
SEC CONTRACTS	.33	69
SEC OTHER	.03	66
ADMIN TOTAL	.61	113
PAYROLL	.48	92
MGMT FEES	.16	5
PROF FEES	.03	7
GEN OFC EXP	.03	33
OTHER ADM EXP	.05	66

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.66	8
REAL ESTATE TAX	1.40	8
BUILDING INS	1.02	37
PERS PROP TAX	.00	2
OTHER TAX	.14	3
LEASING EXPENSES	.11	15
ADV/PROMOTION	.01	3
COMMISSIONS	.02	2
PROF FEES	.02	2
TENANT ALTS	.14	11
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.99	113
CLEANING	.69	96
REPAIR/MAINT	.66	100
RDS/GROUNDS	.13	74
SECURITY	.34	60
ADMINISTRATIVE	.48	92
TOTAL CONTRACTS	1.09	120
CLEANING	.63	65
REPAIR/MAINT	.52	106
RDS/GROUNDS	.04	66
SECURITY	.33	69
ADMINISTRATIVE	.07	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Comparison of Identical Buildings (2 Year)

1987

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	266 BLDS	56,518,297 SQ. FT.				48,81[illegible]1 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	17					6.99	5.91	2.88	7.69
RETAIL AREA									
OTHER AREA	2	10.62	10.43						
TOTAL RENT	17	7.15	6.42	2.88	7.68				
MISCELLANEOUS	2	.73	.69						
TOTAL INCOME	17	7.45	6.54	2.88	7.68				
EXPENSE									
CLEANING	265	1.44	1.32	1.04	1.74	1.47	1.34	1.06	1.78
REPAIR-MAINT	265	1.08	1.14	.85	1.59	1.10	1.16	.85	1.61
UTILITIES	266	1.55	1.17	.82	1.64	1.55	1.17	.82	1.64
RDS/GRNDS/SEC	35	.29	.22	.08	.91	.31	.26	.10	.91
ADMINISTRATIVE	261	.38	.39	.30	.53	.44	.45	.35	.62
TOTAL OPER EXP	262	4.49	4.22	3.49	5.20	5.19	4.92	4.03	6.16
FIXED EXPENSES	20	.81	.08	.01	.91	.82	.08	.01	.91
TOTAL OPER+FIX	262	4.52	4.27	3.53	5.23	5.23	4.93	4.11	6.22
LEASING EXP	4	.06	.06	.03	.10				
TOTAL PAYROLL	35	2.41	3.41	1.86	4.34				
TOTAL CONTRACT	37	.51	.08	.05	.62				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11863	242
AVG SQFT/RETAIL TENANT	3383	178
AVG SQFT/OFFICE WORKER	204	246
AVG % OFFICE OCCUPANCY	96.0	250
AVG % RETAIL OCCUPANCY	100.0	179
AVG $ RATE YR-END RENT	17.17	15
RENTABLE/GROSS SQFT	.76	260

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.38	38
PAYROLL	1.30	29
CONTRACT	.41	25
SUP/MAT/MISC	.09	35
TRASH REMOVAL	.04	33
REPR/MAINT TOTAL	1.41	39
PAYROLL	.86	34
ELEVATOR	.11	34
HVAC	.37	35
ELECTRICAL	.03	35
STRUCT/ROOF	.06	6
PLUMBING	.01	33
FIRE/LIFE SFTY	.08	12
OTHER MAINT/SUP	.07	37

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.56	222
ELECTRICAL	1.23	222
GAS	.07	162
FUEL OIL	.06	36
PURCH STEAM	.53	51
PURCH CH WTR		
COAL		
WATER/SEWER	.06	34
RDS/GNDS/SEC TOTAL	.29	35
RDS/GNDS TOTAL	.10	34
RDS/GNDS PAYRL	.10	26
RDS/GNDS CONTR	.06	11
RDS/GNDS OTHER	.01	27

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.53	6
SEC PAYROLL	.23	12
SEC CONTRACTS	.43	6
SEC OTHER	.03	15
ADMIN TOTAL	.82	34
PAYROLL	.44	33
MGMT FEES	.08	3
PROF FEES	.06	4
GEN OFC EXP	.04	18
OTHER ADM EXP	.11	18

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.81	20
REAL ESTATE TAX	1.28	6
BUILDING INS	.08	17
PERS PROP TAX	.00	3
OTHER TAX	.32	4
LEASING EXPENSES	.06	4
ADV/PROMOTION	.07	3
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.41	35
CLEANING	1.30	29
REPAIR/MAINT	.86	34
RDS/GROUNDS	.10	26
SECURITY	.23	12
ADMINISTRATIVE	.44	33
TOTAL CONTRACTS	.51	37
CLEANING	.41	25
REPAIR/MAINT	.15	25
RDS/GROUNDS	.06	11
SECURITY	.43	6
ADMINISTRATIVE	.16	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE :OLLARS/SQ. FT.

1988

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	266 BLDS	56,325,120 SQ. FT.				48,381,653 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	13					8.04	7.24	6.34	9.14
RETAIL AREA									
OTHER AREA									
TOTAL RENT	16	10.34	8.14	6.82	12.57				
MISCELLANEOUS	2	.02	.02						
TOTAL INCOME	16	10.34	8.16	6.82	12.57				
EXPENSE									
CLEANING	254	1.45	1.40	1.06	1.85	1.47	1.43	1.08	1.88
REPAIR-MAINT	262	1.14	1.20	.86	1.68	1.16	1.21	.87	1.71
UTILITIES	243	1.55	1.24	.89	1.64	1.55	1.24	.89	1.64
RDS/GRNDS/SEC	38	.26	.13	.08	.94	.29	.18	.08	.96
ADMINISTRATIVE	236	.47	.44	.31	.62	.54	.52	.35	.72
TOTAL OPER EXP	237	4.79	4.48	3.71	5.53	5.56	5.30	4.36	6.53
FIXED EXPENSES	20	.88	.02	.01	.39	.90	.02	.01	.39
TOTAL OPER+FIX	18	5.29	5.74	4.11	7.51	5.34	5.74	4.11	7.80
LEASING EXP	9	.05	.05	.03	.08				
TOTAL PAYROLL	37	2.31	3.06	1.23	4.72				
TOTAL CONTRACT	39	.99	.56	.20	1.20				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12139	243
AVG SQFT/RETAIL TENANT	3390	172
AVG SQFT/OFFICE WORKER	190	244
AVG % OFFICE OCCUPANCY	97.6	261
AVG % RETAIL OCCUPANCY	100.0	172
AVG $ RATE YR-END RENT	12.45	33
RENTABLE/GROSS SQFT	.79	173

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.48	37
PAYROLL	1.17	31
CONTRACT	.42	30
SUP/MAT/MISC	.10	32
TRASH REMOVAL	.04	31
REPR/MAINT TOTAL	1.45	39
PAYROLL	.85	36
ELEVATOR	.15	34
HVAC	.35	35
ELECTRICAL	.04	33
STRUCT/ROOF	.05	6
PLUMBING	.01	33
FIRE/LIFE SFTY	.05	14
OTHER MAINT/SUP	.11	39

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.56	213
ELECTRICAL	1.26	212
GAS	.08	155
FUEL OIL	.09	26
PURCH STEAM	.49	51
PURCH CH WTR		
COAL		
WATER/SEWER	.06	41
RDS/GNDS/SEC TOTAL	.27	38
RDS/GNDS TOTAL	.10	30
RDS/GNDS PAYRL	.11	24
RDS/GNDS CONTR	.02	12
RDS/GNDS OTHER	.01	25

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.43	18
SEC PAYROLL	.19	10
SEC CONTRACTS	.38	9
SEC OTHER	.04	15
ADMIN TOTAL	.80	38
PAYROLL	.47	32
MGMT FEES	.10	2
PROF FEES	.00	4
GEN OFC EXP	.02	17
OTHER ADM EXP	.07	15

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.67	5
REAL ESTATE TAX	1.51	5
BUILDING INS	.10	20
PERS PROP TAX	.00	2
OTHER TAX		
LEASING EXPENSES	.05	9
ADV/PROMOTION	.01	3
COMMISSIONS	.02	2
PROF FEES		
TENANT ALTS	.06	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.31	37
CLEANING	1.17	31
REPAIR/MAINT	.65	36
RDS/GROUNDS	.11	24
SECURITY	.19	10
ADMINISTRATIVE	.47	32
TOTAL CONTRACTS	.99	39
CLEANING	.42	30
REPAIR/MAINT	.55	38
RDS/GROUNDS	.02	12
SECURITY	.38	9
ADMINISTRATIVE	.03	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

As of 1989 ADMIN LEGAL + AUDIT = PROF FEES; LEASING COMM & PROF FEES seperate; OTHER LEASING introduced.

Comparison of Identical Buildings (5 Year)

1984

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	221 BLDS	45,414,546 SQ. FT.				39,153,108 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	220	1.38	1.33	1.03	1.69	1.40	1.36	1.06	1.72
REPAIR-MAINT	221	.90	.95	.74	1.27	.92	.96	.75	1.28
UTILITIES	221	1.50	1.09	.76	1.54	1.50	1.09	.76	1.54
RDS/GRNDS/SEC	221	.18	.17	.16	.18	.21	.20	.18	.22
ADMINISTRATIVE	221	.32	.35	.26	.46	.37	.41	.30	.53
TOTAL OPER EXP	221	4.28	4.14	3.44	4.88	4.96	4.83	4.01	5.69
FIXED EXPENSES									
TOTAL OPER+FIX	18	4.42	4.51	3.81	5.30	4.79	5.28	4.29	6.17
LEASING EXP									
TOTAL PAYROLL	2	2.25	2.66						
TOTAL CONTRACT	2	.85	1.21						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10289	206
AVG SQFT/RETAIL TENANT	3309	160
AVG SQFT/OFFICE WORKER	218	204
AVG % OFFICE OCCUPANCY	97.5	206
AVG % RETAIL OCCUPANCY	100.0	160
AVG $ RATE YR-END RENT	9.85	3
RENTABLE/GROSS SQFT	.75	219

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.46	18
PAYROLL	1.20	18
CONTRACT	.60	2
SUP/MAT/MISC	.09	17
TRASH REMOVAL	.04	18
REPR/MAINT TOTAL	1.31	18
PAYROLL	.73	18
ELEVATOR	.12	18
HVAC	.35	17
ELECTRICAL	.03	15
STRUCT/ROOF		
PLUMBING	.01	14
FIRE/LIFE SFTY	.05	15
OTHER MAINT/SUP	.11	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	16.34	203
ELECTRICAL	1.12	204
GAS	.09	149
FUEL OIL	.13	42
PURCH STEAM	.62	50
PURCH CH WTR		
COAL		
WATER/SEWER	.06	16
RDS/GNDS/SEC TOTAL	.16	18
RDS/GNDS TOTAL	.07	18
RDS/GNDS PAYRL	.06	16
RDS/GNDS CONTR	.03	3
RDS/GNDS OTHER	.01	16

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.30	3
SEC PAYROLL		
SEC CONTRACTS	.21	3
SEC OTHER	.02	3
ADMIN TOTAL	.44	18
PAYROLL	.41	18
MGMT FEES		
PROF FEES		
GEN OFC EXP	.05	2
OTHER ADM EXP	.05	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.25	2
CLEANING	1.20	18
REPAIR/MAINT	.73	18
RDS/GROUNDS	.06	16
SECURITY		
ADMINISTRATIVE	.41	18
TOTAL CONTRACTS	.85	2
CLEANING	.60	2
REPAIR/MAINT	.24	2
RDS/GROUNDS	.03	3
SECURITY	.21	3
ADMINISTRATIVE	.02	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

1985

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	221 BLDS	45,226,711 SQ. FT.				38,980,992 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					7.20	7.37		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	7.10	7.26						
MISCELLANEOUS									
TOTAL INCOME	2	7.10	7.26						
EXPENSE									
CLEANING	221	1.38	1.33	1.06	1.69	1.41	1.37	1.11	1.70
REPAIR-MAINT	221	1.04	1.06	.80	1.46	1.07	1.11	.80	1.50
UTILITIES	221	1.57	1.11	.79	1.62	1.57	1.11	.79	1.62
RDS/GRNDS/SEC	221	.18	.17	.16	.18	.21	.20	.18	.22
ADMINISTRATIVE	221	.33	.36	.26	.48	.39	.43	.31	.55
TOTAL OPER EXP	221	4.51	4.35	3.58	5.17	5.23	5.00	4.20	6.06
FIXED EXPENSES									
TOTAL OPER+FIX	18	4.81	4.87	4.39	5.62	5.21	5.77	4.94	6.30
LEASING EXP									
TOTAL PAYROLL	16	2.70	3.14	2.19	3.73				
TOTAL CONTRACT	17	.34	.06	.05	.14				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10355	206
AVG SQFT/RETAIL TENANT	3135	157
AVG SQFT/OFFICE WORKER	216	205
AVG % OFFICE OCCUPANCY	97.5	206
AVG % RETAIL OCCUPANCY	100.0	157
AVG $ RATE YR-END RENT	7.20	2
RENTABLE/GROSS SQFT	.75	219

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.52	18
PAYROLL	1.30	17
CONTRACT	.58	3
SUP/MAT/MISC	.10	17
TRASH REMOVAL	.03	17
REPR/MAINT TOTAL	1.55	18
PAYROLL	.95	18
ELEVATOR	.13	18
HVAC	.47	17
ELECTRICAL	.03	17
STRUCT/ROOF		
PLUMBING	.01	17
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.07	17

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.86	204
ELECTRICAL	1.19	204
GAS	.09	153
FUEL OIL	.13	32
PURCH STEAM	.56	48
PURCH CH WTR		
COAL		
WATER/SEWER	.06	17
RDS/GNDS/SEC TOTAL	.16	18
RDS/GNDS TOTAL	.06	18
RDS/GNDS PAYRL	.06	15
RDS/GNDS CONTR	.05	3
RDS/GNDS OTHER	.00	13

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	3
SEC PAYROLL		
SEC CONTRACTS	.29	3
SEC OTHER	.04	2
ADMIN TOTAL	.36	18
PAYROLL	.33	18
MGMT FEES		
PROF FEES		
GEN OFC EXP	.05	2
OTHER ADM EXP	.03	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.70	18
CLEANING	1.30	17
REPAIR/MAINT	.95	18
RDS/GROUNDS	.06	15
SECURITY		
ADMINISTRATIVE	.33	18
TOTAL CONTRACTS	.34	17
CLEANING	.58	3
REPAIR/MAINT	.13	17
RDS/GROUNDS	.05	3
SECURITY	.29	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

As of 1989 ADMIN LEGAL + AUDIT = PROF FEES; LEASING COMM & PROF FEES separate; OTHER LEASING introduced.

Comparison of Identical Buildings (5 Year)

1986

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	221 BLDS	45,713,888 SQ. FT.				39,481,344 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					9.75	9.67		
RETAIL AREA	2	4.27	2.29						
OTHER AREA									
TOTAL RENT	2	9.53	9.45						
MISCELLANEOUS									
TOTAL INCOME	2	9.53	9.45						
EXPENSE									
CLEANING	221	1.43	1.37	1.09	1.76	1.46	1.40	1.12	1.82
REPAIR-MAINT	221	1.15	1.17	.86	1.62	1.17	1.18	.87	1.63
UTILITIES	221	1.54	1.13	.80	1.55	1.54	1.13	.80	1.56
RDS/GRNDS/SEC	221	.19	.17	.16	.18	.22	.20	.18	.22
ADMINISTRATIVE	221	.39	.41	.32	.53	.45	.49	.37	.63
TOTAL OPER EXP	221	4.70	4.47	3.71	5.34	5.44	5.22	4.30	6.29
FIXED EXPENSES	3	.15	.18			.15	.19		
TOTAL OPER+FIX	221	4.70	4.47	3.71	5.34	5.44	5.22	4.30	6.29
LEASING EXP									
TOTAL PAYROLL	16	2.69	3.31	2.11	3.92				
TOTAL CONTRACT	16	.39	.08	.06	.15				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10787	205
AVG SQFT/RETAIL TENANT	3136	156
AVG SQFT/OFFICE WORKER	167	205
AVG % OFFICE OCCUPANCY	97.5	213
AVG % RETAIL OCCUPANCY	100.0	157
AVG $ RATE YR-END RENT	9.75	2
RENTABLE/GROSS SQFT	.75	221

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.45	19
PAYROLL	1.38	16
CONTRACT	.41	4
SUP/MAT/MISC	.21	17
TRASH REMOVAL	.03	17
REPR/MAINT TOTAL	1.59	19
PAYROLL	.95	16
ELEVATOR	.13	18
HVAC	.50	17
ELECTRICAL	.03	16
STRUCT/ROOF		
PLUMBING	01	16
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.38	18

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.34	19
ELECTRICAL	1.13	19
GAS	.05	17
FUEL OIL	.00	6
PURCH STEAM	.21	2
PURCH CH WTR		
COAL		
WATER/SEWER	.06	19
RDS/GNDS/SEC TOTAL	.25	19
RDS/GNDS TOTAL	.08	19
RDS/GNDS PAYRL	.08	15
RDS/GNDS CONTR	.02	5
RDS/GNDS OTHER	.01	16

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.47	4
SEC PAYROLL		
SEC CONTRACTS	.36	3
SEC OTHER	.14	3
ADMIN TOTAL	.47	19
PAYROLL	.46	18
MGMT FEES		
PROF FEES		
GEN OFC EXP	.04	2
OTHER ADM EXP	.14	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.15	3
REAL ESTATE TAX		
BUILDING INS	.12	3
PERS PROP TAX		
OTHER TAX	.00	2
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.69	18
CLEANING	1.38	16
REPAIR/MAINT	.95	16
RDS/GROUNDS	.08	15
SECURITY		
ADMINISTRATIVE	.46	18
TOTAL CONTRACTS	.39	18
CLEANING	.41	4
REPAIR/MAINT		
RDS/GROUNDS	.02	5
SECURITY	.36	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

1987

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	221 BLDS	45,211,588 SQ. FT.				38,908,328 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	221	1.41	1.32	1.08	1.73	1.44	1.35	1.12	1.75
REPAIR-MAINT	221	1.14	1.18	.86	1.59	1.17	1.20	.87	1.62
UTILITIES	221	1.51	1.14	.82	1.58	1.51	1.14	.82	1.58
RDS/GRNDS/SEC	18	.20	.10	.04	.17	.22	.12	.05	.21
ADMINISTRATIVE	220	.40	.42	.30	.53	.46	.48	.35	.64
TOTAL OPER EXP	218	4.48	4.24	3.53	5.12	5.21	4.98	4.11	6.11
FIXED EXPENSES	3	.15	.01			.15	.01		
TOTAL OPER+FIX	218	4.48	4.24	3.53	5.12	5.21	4.98	4.11	6.11
LEASING EXP									
TOTAL PAYROLL	18	2.80	3.47	2.34	4.05				
TOTAL CONTRACT	18	.40	.08	.04	.13				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10443	202
AVG SQFT/RETAIL TENANT	3064	157
AVG SQFT/OFFICE WORKER	207	201
AVG % OFFICE OCCUPANCY	95.7	205
AVG % RETAIL OCCUPANCY	100.0	158
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.75	221

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.57	18
PAYROLL	1.39	16
CONTRACT	.35	7
SUP/MAT/MISC	.10	17
TRASH REMOVAL	.03	17
REPR/MAINT TOTAL	1.65	18
PAYROLL	.96	18
ELEVATOR	.11	18
HVAC	.47	18
ELECTRICAL	.03	18
STRUCT/ROOF		
PLUMBING	.01	17
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.07	18

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.52	187
ELECTRICAL	1.20	187
GAS	.07	138
FUEL OIL	.07	32
PURCH STEAM	.52	46
PURCH CH WTR		
COAL		
WATER/SEWER	.07	18
RDS/GNDS/SEC TOTAL	.20	18
RDS/GNDS TOTAL	.07	18
RDS/GNDS PAYRL	.06	16
RDS/GNDS CONTR	.03	6
RDS/GNDS OTHER	.00	14

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.47	3
SEC PAYROLL		
SEC CONTRACTS	.35	3
SEC OTHER	.03	3
ADMIN TOTAL	.52	17
PAYROLL	.50	17
MGMT FEES		
PROF FEES		
GEN OFC EXP	.05	3
OTHER ADM EXP	.02	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.15	3
REAL ESTATE TAX		
BUILDING INS	.01	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.80	18
CLEANING	1.39	16
REPAIR/MAINT	.96	18
RDS/GROUNDS	.06	16
SECURITY		
ADMINISTRATIVE	.50	17
TOTAL CONTRACTS	.40	18
CLEANING	.35	7
REPAIR/MAINT	.13	15
RDS/GROUNDS	.03	6
SECURITY	.35	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

As of 1989 ADMIN LEGAL + AUDIT = PROF FEES; LEASING COMM & PROF FEES separate; OTHER LEASING introduced.

Comparison of Identical Buildings (5 Year)

1988

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	220 BLDS	44,888,282 SQ. FT.				38,345,913 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	12.17	12.75	9.84	13.52				
MISCELLANEOUS									
TOTAL INCOME	4	12.17	12.75	9.84	13.52				
EXPENSE									
CLEANING	214	1.48	1.46	1.08	1.86	1.51	1.47	1.12	1.90
REPAIR-MAINT	219	1.17	1.25	.87	1.72	1.19	1.27	.90	1.79
UTILITIES	202	1.56	1.23	.89	1.58	1.56	1.23	.89	1.58
RDS/GRNDS/SEC	21	.22	.13	.05	.29	.25	.16	.06	.34
ADMINISTRATIVE	199	.54	.46	.33	.64	.63	.56	.39	.75
TOTAL OPER EXP	199	4.90	4.64	3.87	5.48	5.73	5.44	4.52	6.58
FIXED EXPENSES	2	.03	.03			.03	.03		
TOTAL OPER + FIX	2	6.07	6.27			6.28	6.47		
LEASING EXP	3	.04	.04						
TOTAL PAYROLL	21	2.54	3.06	1.88	4.62				
TOTAL CONTRACT	21	1.07	1.13	.19	1.51				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10732	203
AVG SQFT/RETAIL TENANT	3041	152
AVG SQFT/OFFICE WORKER	205	201
AVG % OFFICE OCCUPANCY	97.3	218
AVG % RETAIL OCCUPANCY	100.0	152
AVG $ RATE YR-END RENT	10.93	19
RENTABLE/GROSS SQFT	.78	144

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.61	21
PAYROLL	1.24	19
CONTRACT	.47	16
SUP/MAT/MISC	.10	19
TRASH REMOVAL	.04	18
REPR/MAINT TOTAL	1.60	21
PAYROLL	.90	21
ELEVATOR	.14	20
HVAC	.42	20
ELECTRICAL	.04	18
STRUCT/ROOF	.04	3
PLUMBING	.01	17
FIRE/LIFE SFTY	.01	7
OTHER MAINT/SUP	.12	21

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.57	177
ELECTRICAL	1.26	177
GAS	.08	130
FUEL OIL	.09	25
PURCH STEAM	.50	45
PURCH CH WTR		
COAL		
WATER/SEWER	.07	20
RDS/GNDS/SEC TOTAL	.22	21
RDS/GNDS TOTAL	.08	18
RDS/GNDS PAYRL	.07	15
RDS/GNDS CONTR	.02	4
RDS/GNDS OTHER	.01	14

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.41	6
SEC PAYROLL		
SEC CONTRACTS	.33	6
SEC OTHER	.04	6
ADMIN TOTAL	.54	21
PAYROLL	.53	18
MGMT FEES		
PROF FEES		
GEN OFC EXP	.01	3
OTHER ADM EXP	.12	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS	.01	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.04	3
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.04	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.54	21
CLEANING	1.24	19
REPAIR/MAINT	.90	21
RDS/GROUNDS	.07	15
SECURITY		
ADMINISTRATIVE	.53	18
TOTAL CONTRACTS	1.07	21
CLEANING	.47	16
REPAIR/MAINT	.58	21
RDS/GROUNDS	.02	4
SECURITY	.33	6
ADMINISTRATIVE		

***TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.**

As of 1989 ADMIN LEGAL + AUDIT = PROF FEES; LEASING COMM & PROF FEES separate; OTHER LEASING introduced.

All Electric Buildings

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	76 BLDS	15,442,521 SQ. FT.				13,274,984 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	13					9.87	8.92	8.33	9.32
RETAIL AREA	2	8.37	15.28						
OTHER AREA									
TOTAL RENT	13	9.97	8.95	8.59	9.57				
MISCELLANEOUS									
TOTAL INCOME	13	9.97	8.95	8.59	9.57				
EXPENSE									
CLEANING	73	1.31	1.17	.92	1.54	1.34	1.20	.92	1.56
REPAIR-MAINT	75	1.09	1.03	.77	1.41	1.11	1.07	.77	1.44
UTILITIES	71	1.52	1.46	1.23	1.77	1.52	1.46	1.23	1.77
RDS/GRNDS/SEC	18	.37	.14	.05	.68	.38	.14	.05	.71
ADMINISTRATIVE	66	.42	.45	.33	.61	.48	.53	.38	.73
TOTAL OPER EXP	71	4.34	4.24	3.73	5.40	5.05	5.04	4.29	6.24
FIXED EXPENSES	14	2.27	.04	.03	.05	2.37	.04	.03	.05
TOTAL OPER+FIX	13	7.62	4.96	3.87	7.20	7.97	4.96	3.87	7.57
LEASING EXP	4	.40	.42	.06	1.10				
TOTAL PAYROLL	15	.95	.74	.10	1.70				
TOTAL CONTRACT	18	1.33	.59	.35	1.60				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7196	74
AVG SQFT/RETAIL TENANT	3256	59
AVG SQFT/OFFICE WORKER	196	73
AVG % OFFICE OCCUPANCY	96.0	76
AVG % RETAIL OCCUPANCY	95.8	59
AVG $ RATE YR-END RENT	15.80	13
RENTABLE/GROSS SQFT	.78	50

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.05	17
PAYROLL	.32	10
CONTRACT	.75	17
SUP/MAT/MISC	.16	13
TRASH REMOVAL	.06	10
REPR/MAINT TOTAL	1.35	10
PAYROLL	.77	7
ELEVATOR	.23	8
HVAC	.20	9
ELECTRICAL	.03	7
STRUCT/ROOF		
PLUMBING	.04	6
FIRE/LIFE SFTY	.05	8
OTHER MAINT/SUP	.35	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.64	70
ELECTRICAL	1.45	70
GAS	.05	40
FUEL OIL	.07	9
PURCH STEAM	.11	10
PURCH CH WTR	.31	5
COAL		
WATER/SEWER	.12	15
RDS/GNDS/SEC TOTAL	.43	15
RDS/GNDS TOTAL	.11	5
RDS/GNDS PAYRL	.18	2
RDS/GNDS CONTR	.05	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.75	6
SEC PAYROLL		
SEC CONTRACTS	.72	5
SEC OTHER	.05	5
ADMIN TOTAL	.56	15
PAYROLL	.46	7
MGMT FEES	.20	2
PROF FEES		
GEN OFC EXP	.04	6
OTHER ADM EXP	.06	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS	2.35	13
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.40	4
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.78	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.95	15
CLEANING	.32	10
REPAIR/MAINT	.77	7
RDS/GROUNDS	.18	2
SECURITY		
ADMINISTRATIVE	.46	7
TOTAL CONTRACTS	1.33	18
CLEANING	.75	17
REPAIR/MAINT	.45	10
RDS/GROUNDS	.05	4
SECURITY	.72	5
ADMINISTRATIVE	.20	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	10 BLDS	298,895 SQ. FT.				264,599 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	9	1.82	1.55	1.00	2.33	1.83	1.55	1.01	2.34
REPAIR-MAINT	10	1.71	1.80	1.38	2.18	1.72	1.82	1.38	2.22
UTILITIES	8	1.56	1.52	1.29	1.80	1.56	1.52	1.29	1.80
RDS/GRNDS/SEC									
ADMINISTRATIVE	9	.62	.55	.33	.83	.69	.62	.37	.95
TOTAL OPER EXP	8	6.41	5.82	5.59	6.95	7.20	6.84	6.26	7.70
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	2	4.54	4.24						
TOTAL CONTRACT	2	.70	.85						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2990	9
AVG SQFT/RETAIL TENANT	329	5
AVG SQFT/OFFICE WORKER	217	9
AVG % OFFICE OCCUPANCY	94.4	10
AVG % RETAIL OCCUPANCY	100.0	5
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.84	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	2.18	2
PAYROLL		
CONTRACT	.37	2
SUP/MAT/MISC		
TRASH REMOVAL	.02	2
REPR/MAINT TOTAL	1.74	2
PAYROLL	1.34	2
ELEVATOR		
HVAC	.26	2
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.56	8
ELECTRICAL	1.49	8
GAS	.06	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	2
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.67	2
PAYROLL	.62	2
MGMT FEES		
PROF FEES		
GEN OFC EXP	.04	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	4.54	2
CLEANING		
REPAIR/MAINT	1.34	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.62	2
TOTAL CONTRACTS	.70	2
CLEANING	.37	2
REPAIR/MAINT	.33	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

All Electric Buildings

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	20 BLDS	1,587,227 SQ. FT.				1,380,104 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					8.07	8.93	7.19	9.15
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	8.06	8.93	7.19	9.16				
MISCELLANEOUS									
TOTAL INCOME	4	8.06	8.93	7.19	9.16				
EXPENSE									
CLEANING	20	1.30	1.17	.99	1.55	1.31	1.20	.99	1.56
REPAIR-MAINT	20	1.09	.97	.64	1.29	1.10	1.00	.64	1.30
UTILITIES	20	1.69	1.61	1.11	2.31	1.69	1.61	1.11	2.31
RDS/GRNDS/SEC	6	.12	.07	.05	.23	.12	.07	.05	.23
ADMINISTRATIVE	16	.47	.44	.37	.57	.54	.55	.41	.66
TOTAL OPER EXP	20	4.48	4.27	3.94	5.24	5.15	5.02	4.32	5.96
FIXED EXPENSES	4	.03	.04	.03	.04	.03	.04	.03	.04
TOTAL OPER+FIX	4	4.52	4.17	3.98	4.99	4.52	4.17	3.98	4.99
LEASING EXP									
TOTAL PAYROLL	4	.35	.32	.10	.62				
TOTAL CONTRACT	6	.59	.54	.35	.62				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6494	19
AVG SQFT/RETAIL TENANT	681	14
AVG SQFT/OFFICE WORKER	224	20
AVG % OFFICE OCCUPANCY	97.8	20
AVG % RETAIL OCCUPANCY	100.0	14
AVG $ RATE YR-END RENT	8.07	4
RENTABLE/GROSS SQFT	.75	13

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.85	6
PAYROLL	.35	4
CONTRACT	.46	6
SUP/MAT/MISC	.27	4
TRASH REMOVAL	.01	2
REPR/MAINT TOTAL	.35	2
PAYROLL		
ELEVATOR	.24	2
HVAC	.03	2
ELECTRICAL	.03	2
STRUCT/ROOF		
PLUMBING	.02	2
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.69	20
ELECTRICAL	1.54	20
GAS	.07	11
FUEL OIL	.08	4
PURCH STEAM	.16	2
PURCH CH WTR	.30	2
COAL		
WATER/SEWER	.20	5
RDS/GNDS/SEC TOTAL	.16	4
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.49	4
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS	.03	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.35	4
CLEANING	.35	4
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.59	6
CLEANING	.46	6
REPAIR/MAINT	.35	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	30 BLDS	5,420,106 SQ. FT.				4,896,771 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	7					9.87	8.92	8.62	9.13
RETAIL AREA	2	8.37	15.28						
OTHER AREA									
TOTAL RENT	7	10.03	8.95	8.92	9.57				
MISCELLANEOUS									
TOTAL INCOME	7	10.03	8.95	8.92	9.57				
EXPENSE									
CLEANING	29	1.18	1.16	.84	1.31	1.20	1.17	.84	1.40
REPAIR-MAINT	30	1.17	1.05	.69	1.36	1.19	1.10	.69	1.37
UTILITIES	29	1.46	1.35	.99	1.73	1.47	1.35	.99	1.73
RDS/GRNDS/SEC	8	.58	.44	.04	.92	.60	.45	.04	.96
ADMINISTRATIVE	29	.46	.52	.33	.65	.53	.57	.38	.76
TOTAL OPER EXP	29	4.28	3.92	3.62	5.09	4.96	4.88	3.99	5.36
FIXED EXPENSES	8	.07	.03	.03	.05	.07	.03	.03	.06
TOTAL OPER+FIX	7	5.26	4.96	3.76	6.19	5.39	4.96	3.76	6.47
LEASING EXP	2	1.05	1.10						
TOTAL PAYROLL	8	.93	.67	.06	1.70				
TOTAL CONTRACT	8	1.62	1.04	.37	2.71				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8455	30
AVG SQFT/RETAIL TENANT	2403	26
AVG SQFT/OFFICE WORKER	204	29
AVG % OFFICE OCCUPANCY	97.4	30
AVG % RETAIL OCCUPANCY	100.0	26
AVG $ RATE YR-END RENT	20.39	7
RENTABLE/GROSS SQFT	.80	24

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.88	7
PAYROLL	.12	5
CONTRACT	.64	7
SUP/MAT/MISC	.18	6
TRASH REMOVAL	.06	4
REPR/MAINT TOTAL	2.19	4
PAYROLL	.88	4
ELEVATOR	.26	4
HVAC	.33	4
ELECTRICAL	.03	3
STRUCT/ROOF		
PLUMBING	.08	2
FIRE/LIFE SFTY	.07	4
OTHER MAINT/SUP	.54	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.46	29
ELECTRICAL	1.38	29
GAS	.03	17
FUEL OIL	.07	4
PURCH STEAM	.15	4
PURCH CH WTR	.32	3
COAL		
WATER/SEWER	.09	7
RDS/GNDS/SEC TOTAL	.58	8
RDS/GNDS TOTAL	.06	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.87	4
SEC PAYROLL		
SEC CONTRACTS	.81	4
SEC OTHER	.05	4
ADMIN TOTAL	.67	8
PAYROLL	.56	4
MGMT FEES	.20	2
PROF FEES		
GEN OFC EXP	.04	4
OTHER ADM EXP	.09	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS	.03	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.05	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	1.05	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.93	8
CLEANING	.12	5
REPAIR/MAINT	.88	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.56	4
TOTAL CONTRACTS	1.62	8
CLEANING	.64	7
REPAIR/MAINT	.76	4
RDS/GROUNDS	.06	3
SECURITY	.81	4
ADMINISTRATIVE	.20	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

All Electric Buildings

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	4,389,966 SQ. FT.				3,694,426 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	10	1.34	1.22	.86	1.76	1.37	1.26	.89	1.76
REPAIR-MAINT	10	.84	.83	.80	.96	.86	.84	.82	1.00
UTILITIES	10	1.57	1.43	1.03	1.99	1.57	1.43	1.03	1.99
RDS/GRNDS/SEC									
ADMINISTRATIVE	9	.20	.25	.00	.38	.24	.25	.00	.41
TOTAL OPER EXP	10	3.95	3.89	3.24	4.13	4.66	4.59	3.49	5.45
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12150	11
AVG SQFT/RETAIL TENANT	4537	10
AVG SQFT/OFFICE WORKER	185	11
AVG % OFFICE OCCUPANCY	98.3	11
AVG % RETAIL OCCUPANCY	100.0	10
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.79	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.57	10
ELECTRICAL	1.49	10
GAS	.05	5
FUEL OIL		
PURCH STEAM	.13	3
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	3,641,327 SQ. FT.				3,134,094 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	4	1.42	1.24	.94	1.86	1.49	1.38	1.04	1.91
REPAIR-MAINT	4	1.21	1.27	1.01	1.39	1.28	1.39	1.05	1.49
UTILITIES	4	1.48	1.49	1.41	1.57	1.48	1.49	1.41	1.57
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	.59	.50			.68	.59		
TOTAL OPER EXP	4	4.65	4.85	3.70	5.49	5.40	5.50	4.47	6.22
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/CFFICE TENANT	17295	4
AVG SQFT/RETAIL TENANT	5477	4
AVG SQFT/OFFICE WORKER	192	3
AVG % OFFICE OCCUPANCY	98.8	4
AVG % RETAIL OCCUPANCY	91.6	4
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.75	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.63	3
ELECTRICAL	1.47	3
GAS	.08	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

All Electric Buildings

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	1,822,706 SQ. FT.				1,620,990 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					9.40	10.74	8.59	13.31
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	10.12	11.10	9.41	13.31				
MISCELLANEOUS	2	.02	.02						
TOTAL INCOME	4	10.14	11.11	9.43	13.31				
EXPENSE									
CLEANING	7	1.15	1.14	.79	1.66	1.16	1.14	.80	1.72
REPAIR-MAINT	8	.87	1.07	.79	1.37	.88	1.08	.79	1.41
UTILITIES	8	1.52	1.61	1.19	1.81	1.52	1.61	1.19	1.81
RDS/GRNDS/SEC	3	.16	.63			.16	.63		
ADMINISTRATIVE	5	.28	.25	.24	.37	.31	.31	.24	.42
TOTAL OPER EXP	7	3.97	3.87	3.74	4.41	4.47	5.11	4.31	5.22
FIXED EXPENSES	3	1.26	1.26			1.26	1.26		
TOTAL OPER+FIX	2	4.58	4.66			4.58	4.66		
LEASING EXP									
TOTAL PAYROLL	4	1.06	1.40	.96	2.44				
TOTAL CONTRACT	4	.41	.57	.35	.67				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15724	8
AVG SQFT/RETAIL TENANT	3958	4
AVG SQFT/OFFICE WORKER	144	8
AVG % OFFICE OCCUPANCY	97.0	8
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	24.61	3
RENTABLE/GROSS SQFT	.87	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.54	3
PAYROLL	.41	3
CONTRACT	.01	2
SUP/MAT/MISC	.08	3
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	.87	4
PAYROLL	.44	4
ELEVATOR	.24	3
HVAC	.09	3
ELECTRICAL	.04	3
STRUCT/ROOF		
PLUMBING	.01	3
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.07	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.52	8
ELECTRICAL	1.45	8
GAS	.04	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	4
RDS/GNDS/SEC TOTAL	.16	3
RDS/GNDS TOTAL	.08	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.54	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.24	3
PAYROLL	.18	3
MGMT FEES		
PROF FEES	.00	2
GEN OFC EXP	.03	3
OTHER ADM EXP	.02	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.30	2
REAL ESTATE TAX	1.11	2
BUILDING INS	.19	3
PERS PROP TAX	.00	2
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.06	4
CLEANING	.41	3
REPAIR/MAINT	.44	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.18	3
TOTAL CONTRACTS	.41	4
CLEANING	.01	2
REPAIR/MAINT	.36	3
RDS/GROUNDS	.02	3
SECURITY		
ADMINISTRATIVE	.00	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	754,887 SQ. FT.				693,257 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	.99	1.06			1.01	1.09		
REPAIR-MAINT	3	1.18	1.18			1.20	1.18		
UTILITIES	3	1.68	1.70			1.68	1.70		
RDS/GRNDS/SEC									
ADMINISTRATIVE	2	.34	.34			.36	.37		
TOTAL OPER EXP	3	4.11	4.32			4.47	4.99		
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11250	3
AVG SQFT/RETAIL TENANT	5046	2
AVG SQFT/OFFICE WORKER	122	3
AVG % OFFICE OCCUPANCY	94.1	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.85	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.68	3
ELECTRICAL	1.64	3
GAS	.02	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

United States Government Sector: National Cross-Tabulations

Age/Height Analyses

Age/Size Analyses

Location/Size Analyses

Age/Height Analysis

0-9 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	19 BLDS	1,672,125 SQ. FT.				1,519,211 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					11.98	13.31		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	11.98	13.31						
MISCELLANEOUS									
TOTAL INCOME	2	11.98	13.31						
EXPENSE									
CLEANING	19	1.33	1.14	.96	1.47	1.33	1.14	.96	1.47
REPAIR-MAINT	19	1.34	1.96	1.10	2.38	1.34	1.90	1.11	2.38
UTILITIES	19	1.86	1.70	1.33	1.90	1.66	1.70	1.33	1.90
RDS/GRNDS/SEC	10	.74	1.72	.63	1.78	.75	1.72	.63	1.78
ADMINISTRATIVE	16	.59	.67	.40	1.39	.65	.76	.47	1.39
TOTAL OPER EXP	19	5.80	5.96	5.06	8.49	6.16	7.50	5.64	8.49
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP	3	.04	.03						
TOTAL PAYROLL	10	1.63	3.20	1.80	3.79				
TOTAL CONTRACT	11	1.82	2.74	1.38	3.23				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7129	16
AVG SQFT/RETAIL TENANT	742	7
AVG SQFT/OFFICE WORKER	250	19
AVG % OFFICE OCCUPANCY	98.0	19
AVG % RETAIL OCCUPANCY	100.0	7
AVG $ RATE YR-END RENT	14.10	3
RENTABLE/GROSS SQFT	.79	11

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.16	11
PAYROLL	.21	4
CONTRACT	1.06	10
SUP/MAT/MISC	.06	6
TRASH REMOVAL	.06	10
REPR/MAINT TOTAL	1.35	11
PAYROLL	.85	10
ELEVATOR	.06	6
HVAC	.14	9
ELECTRICAL	.03	6
STRUCT/ROOF	.19	4
PLUMBING	.01	5
FIRE/LIFE SFTY	.03	9
OTHER MAINT/SUP	.34	10

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.67	18
ELECTRICAL	1.26	17
GAS	.19	8
FUEL OIL	.14	5
PURCH STEAM	.71	2
PURCH CH WTR		
COAL		
WATER/SEWER	.10	10
RDS/GNDS/SEC TOTAL	.74	10
RDS/GNDS TOTAL	.15	9
RDS/GNDS PAYRL	.16	4
RDS/GNDS CONTR	.06	7
RDS/GNDS OTHER	.02	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	1.02	9
SEC PAYROLL		
SEC CONTRACTS	.99	9
SEC OTHER		
ADMIN TOTAL	.78	9
PAYROLL	.77	8
MGMT FEES		
PROF FEES		
GEN OFC EXP	.07	7
OTHER ADM EXP	.02	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.03	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.63	10
CLEANING	.21	4
REPAIR/MAINT	.85	10
RDS/GROUNDS	.16	4
SECURITY		
ADMINISTRATIVE	.77	8
TOTAL CONTRACTS	1.82	11
CLEANING	1.06	10
REPAIR/MAINT	.29	9
RDS/GROUNDS	.06	7
SECURITY	.99	9
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

0-9 YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	954,663 SQ. FT.				807,809 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	5	1.35	.87	.73	1.60	1.38	.88	.73	1.66
REPAIR-MAINT	5	1.20	.81	.68	1.49	1.23	.82	.88	1.54
UTILITIES	5	1.57	1.54	1.38	2.05	1.57	1.54	1.38	2.05
RDS/GRNDS/SEC									
ADMINISTRATIVE	4	.44	.41	.32	.59	.50	.48	.37	.63
TOTAL OPER EXP	5	4.36	3.72	3.29	5.32	5.17	4.18	3.67	6.48
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10176	5
AVG SQFT/RETAIL TENANT	2086	4
AVG SQFT/OFFICE WORKER	252	5
AVG % OFFICE OCCUPANCY	98.3	5
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.80	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.62	4
ELECTRICAL	1.45	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

0-9 YEARS 10-19 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,824,513 SQ. FT.				1,710,039 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.25	.81			1.29	.82		
REPAIR-MAINT	4	1.24	.95	.77	1.22	1.27	.96	.77	1.26
UTILITIES	4	1.56	1.83	1.19	2.63	1.56	1.83	1.19	2.63
RDS/GRNDS/SEC	3	.28	.19			.30	.20		
ADMINISTRATIVE	3	.69	.50			.74	.52		
TOTAL OPER EXP	3	4.90	4.31			5.26	4.31		
FIXED EXPENSES	2	4.56	3.88			4.88	4.14		
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	2	.95	1.06						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14599	4
AVG SQFT/RETAIL TENANT	2480	3
AVG SQFT/OFFICE WORKER	43	3
AVG % OFFICE OCCUPANCY	99.9	4
AVG % RETAIL OCCUPANCY	81.3	3
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	.67	2
PAYROLL		
ELEVATOR	.32	2
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING	.00	2
FIRE/LIFE SFTY	.41	2
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.84	3
ELECTRICAL	1.55	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.15	2
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS	3.96	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.95	2
CLEANING		
REPAIR/MAINT	.84	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

10-19 YEARS LESS THAN 5 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	36 BLDS	2,615,858 SQ. FT.				2,210,808 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					9.96	8.81	7.43	11.63
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	9.82	8.35	7.43	10.32				
MISCELLANEOUS									
TOTAL INCOME	4	9.82	8.35	7.43	10.32				
EXPENSE									
CLEANING	34	1.30	1.52	1.07	2.20	1.38	1.60	1.08	2.23
REPAIR-MAINT	35	1.16	1.56	1.02	1.81	1.23	1.58	1.07	1.93
UTILITIES	34	1.58	1.34	1.05	1.99	1.58	1.34	1.05	1.99
RDS/GRNDS/SEC	6	.36	.28	.11	1.27	.39	.35	.11	1.27
ADMINISTRATIVE	32	.46	.48	.31	.70	.54	.56	.35	.80
TOTAL OPER EXP	32	4.62	5.00	4.15	7.21	5.47	5.88	4.86	7.58
FIXED EXPENSES	7	.35	.11	.02	.33	.37	.11	.02	.50
TOTAL OPER+FIX	6	5.52	7.51	3.89	9.17	6.00	7.51	5.70	9.17
LEASING EXP									
TOTAL PAYROLL	6	1.77	2.98	.23	5.61				
TOTAL CONTRACT	7	.48	.34	.25	.43				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6225	34
AVG SQFT/RETAIL TENANT	3775	21
AVG SQFT/OFFICE WORKER	232	36
AVG % OFFICE OCCUPANCY	98.5	36
AVG % RETAIL OCCUPANCY	100.0	21
AVG $ RATE YR-END RENT	9.39	5
RENTABLE/GROSS SQFT	.81	26

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.11	7
PAYROLL	1.01	5
CONTRACT	.31	6
SUP/MAT/MISC	.17	5
TRASH REMOVAL	.04	5
REPR/MAINT TOTAL	1.11	6
PAYROLL	.66	5
ELEVATOR	.05	3
HVAC	.10	5
ELECTRICAL	.06	5
STRUCT/ROOF	.04	2
PLUMBING	.03	5
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.17	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.59	29
ELECTRICAL	1.22	29
GAS	.48	21
FUEL OIL	.25	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	7
RDS/GNDS/SEC TOTAL	.36	6
RDS/GNDS TOTAL	.33	4
RDS/GNDS PAYRL	.34	3
RDS/GNDS CONTR	.14	2
RDS/GNDS OTHER	.03	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.55	2
SEC PAYROLL	.49	2
SEC CONTRACTS		
SEC OTHER	.06	2
ADMIN TOTAL	.33	6
PAYROLL	.33	4
MGMT FEES		
PROF FEES		
GEN OFC EXP	.03	4
OTHER ADM EXP	.01	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS	.09	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.77	6
CLEANING	1.01	5
REPAIR/MAINT	.66	5
RDS/GROUNDS	.34	3
SECURITY	.49	2
ADMINISTRATIVE	.33	4
TOTAL CONTRACTS	.48	7
CLEANING	.31	6
REPAIR/MAINT	.26	5
RDS/GROUNDS	.14	2
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

10-19 YEARS 5-9 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	26 BLDS	4,543,431 SQ. FT.				3,921,843 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	7					8.12	8.92	8.06	9.13
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	8.12	8.92	8.06	9.14				
MISCELLANEOUS									
TOTAL INCOME	7	8.12	8.92	8.06	9.14				
EXPENSE									
CLEANING	25	1.39	1.13	.96	1.60	1.42	1.15	.97	1.63
REPAIR-MAINT	25	1.07	.93	.60	1.49	1.10	.93	.60	1.51
UTILITIES	25	1.62	1.39	1.05	2.12	1.62	1.39	1.05	2.12
RDS/GRNDS/SEC	9	.38	.19	.04	.60	.38	.19	.04	.60
ADMINISTRATIVE	21	.42	.43	.33	.60	.49	.50	.36	.72
TOTAL OPER EXP	25	4.55	4.32	3.66	5.51	5.30	4.99	3.71	6.15
FIXED EXPENSES	7	.04	.03	.03	.04	.04	.03	.03	.04
TOTAL OPER+FIX	7	4.74	4.36	3.87	5.29	4.74	4.36	3.87	5.29
LEASING EXP									
TOTAL PAYROLL	8	1.19	.41	.06	.98				
TOTAL CONTRACT	9	1.08	.48	.34	1.32				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8127	22
AVG SQFT/RETAIL TENANT	2643	16
AVG SQFT/OFFICE WORKER	214	24
AVG % OFFICE OCCUPANCY	96.0	25
AVG % RETAIL OCCUPANCY	100.0	16
AVG $ RATE YR-END RENT	21.63	8
RENTABLE/GROSS SQFT	.79	21

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.07	9
PAYROLL	.55	7
CONTRACT	.48	9
SUP/MAT/MISC	.19	8
TRASH REMOVAL	.04	6
REPR/MAINT TOTAL	1.96	3
PAYROLL	1.29	2
ELEVATOR	.07	3
HVAC	.72	2
ELECTRICAL	.03	2
STRUCT/ROOF		
PLUMBING	.01	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.05	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.63	24
ELECTRICAL	1.49	24
GAS	.12	11
FUEL OIL	.03	3
PURCH STEAM	.16	6
PURCH CH WTR	.30	3
COAL		
WATER/SEWER	.07	8
RDS/GNDS/SEC TOTAL	.38	9
RDS/GNDS TOTAL	.03	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.55	8
PAYROLL	.60	2
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS	.04	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.19	8
CLEANING	.55	7
REPAIR/MAINT	1.29	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.60	2
TOTAL CONTRACTS	1.08	9
CLEANING	.48	9
REPAIR/MAINT	.77	3
RDS/GROUNDS	.02	2
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

10-19 YEARS 10-19 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	14 BLDS	3,674,130 SQ. FT.				3,325,522 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					10.23	9.97		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	10.93	10.69						
MISCELLANEOUS	2	.02	.02						
TOTAL INCOME	3	10.95	10.71						
EXPENSE									
CLEANING	13	1.29	1.30	1.04	1.74	1.31	1.35	1.07	1.74
REPAIR-MAINT	14	1.22	1.18	.96	1.49	1.24	1.19	1.00	1.51
UTILITIES	12	1.75	1.62	1.44	2.03	1.75	1.62	1.44	2.03
RDS/GRNDS/SEC	3	.20	.03			.20	.03		
ADMINISTRATIVE	12	.34	.31	.24	.61	.37	.37	.24	.69
TOTAL OPER EXP	12	4.41	4.60	3.92	5.16	4.89	5.16	4.62	5.90
FIXED EXPENSES	3	1.19	1.26			1.19	1.26		
TOTAL OPER+FIX	2	4.58	4.66			4.58	4.66		
LEASING EXP	2	.41	.74						
TOTAL PAYROLL	4	1.36	1.41	.96	2.04				
TOTAL CONTRACT	4	.79	.94	.45	1.83				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10911	13
AVG SQFT/RETAIL TENANT	3962	11
AVG SQFT/OFFICE WORKER	159	13
AVG % OFFICE OCCUPANCY	98.0	14
AVG % RETAIL OCCUPANCY	100.0	11
AVG $ RATE YR-END RENT	20.34	3
RENTABLE/GROSS SQFT	.84	10

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.85	3
PAYROLL	.72	3
CONTRACT	.01	2
SUP/MAT/MISC	.09	3
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	1.38	4
PAYROLL	.48	4
ELEVATOR	.21	4
HVAC	.36	4
ELECTRICAL	.04	3
STRUCT/ROOF		
PLUMBING	.01	3
FIRE/LIFE SFTY	.04	3
OTHER MAINT/SUP	.25	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.75	12
ELECTRICAL	1.64	12
GAS	.03	10
FUEL OIL	.17	2
PURCH STEAM	.18	2
PURCH CH WTR		
COAL		
WATER/SEWER	.08	3
RDS/GNDS/SEC TOTAL	.20	3
RDS/GNDS TOTAL	.01	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.26	4
PAYROLL	.22	4
MGMT FEES		
PROF FEES	.00	2
GEN OFC EXP	.03	3
OTHER ADM EXP	.02	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.19	3
REAL ESTATE TAX	1.02	3
BUILDING INS	.19	2
PERS PROP TAX	.00	2
OTHER TAX		
LEASING EXPENSES	.41	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.36	4
CLEANING	.72	3
REPAIR/MAINT	.48	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.22	4
TOTAL CONTRACTS	.79	4
CLEANING	.01	2
REPAIR/MAINT	.84	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.00	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

20-29 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	17 BLDS	2,753,209 SQ. FT.				1,934,982 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	14	1.22	1.36	1.17	1.60	1.24	1.37	1.19	1.60
REPAIR-MAINT	15	1.26	1.43	.71	2.12	1.34	1.44	.72	2.13
UTILITIES	12	2.00	1.54	1.06	2.17	2.00	1.54	1.06	2.17
RDS/GRNDS/SEC	3	.07	.06			.22	.15		
ADMINISTRATIVE	16	.57	.39	.17	.82	.81	.54	.18	1.09
TOTAL OPER EXP	12	5.32	5.38	4.42	6.23	6.26	5.90	4.81	6.94
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	2	2.27	3.07						
TOTAL CONTRACT	3	.73	.87						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16887	15
AVG SQFT/RETAIL TENANT	2061	11
AVG SQFT/OFFICE WORKER	144	18
AVG % OFFICE OCCUPANCY	99.0	17
AVG % RETAIL OCCUPANCY	100.0	12
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.83	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.89	2
PAYROLL		
CONTRACT	.02	2
SUP/MAT/MISC	.17	2
TRASH REMOVAL	.05	2
REPR/MAINT TOTAL	2.35	3
PAYROLL	1.31	2
ELEVATOR	.06	3
HVAC	.19	3
ELECTRICAL	.16	3
STRUCT/ROOF	.29	2
PLUMBING	.03	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.41	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.00	10
ELECTRICAL	1.57	10
GAS	.03	9
FUEL OIL		
PURCH STEAM	.55	2
PURCH CH WTR		
COAL		
WATER/SEWER	.08	2
RDS/GNDS/SEC TOTAL	.07	3
RDS/GNDS TOTAL	.07	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.48	3
PAYROLL	.46	2
MGMT FEES		
PROF FEES		
GEN OFC EXP	.02	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.27	2
CLEANING		
REPAIR/MAINT	1.31	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.46	2
TOTAL CONTRACTS	.73	3
CLEANING	.02	2
REPAIR/MAINT	.66	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

20-29 YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	36 BLDS	8,129,585 SQ. FT.				6,887,173 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	36	1.45	1.58	1.26	1.79	1.47	1.56	1.27	1.82
REPAIR-MAINT	36	1.20	1.10	.92	1.60	1.22	1.12	.92	1.62
UTILITIES	35	1.35	1.23	.88	1.40	1.35	1.23	.88	1.40
RDS/GRNDS/SEC	8	.08	.09	.05	.19	.09	.11	.05	.22
ADMINISTRATIVE	32	.63	.53	.42	.66	.74	.63	.53	.82
TOTAL OPER EXP	35	4.55	4.38	3.85	5.32	5.38	5.19	4.43	6.59
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	7	3.30	3.65	3.08	4.37				
TOTAL CONTRACT	8	.58	.21	.15	.75				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5262	29
AVG SQFT/RETAIL TENANT	2143	27
AVG SQFT/OFFICE WORKER	209	29
AVG % OFFICE OCCUPANCY	96.7	36
AVG % RETAIL OCCUPANCY	100.0	27
AVG $ RATE YR-END RENT	10.32	7
RENTABLE/GROSS SQFT	.81	32

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.78	8
PAYROLL	1.58	7
CONTRACT	.22	5
SUP/MAT/MISC	.13	8
TRASH REMOVAL	.03	8
REPR/MAINT TOTAL	1.50	8
PAYROLL	1.07	7
ELEVATOR	.08	7
HVAC	.36	7
ELECTRICAL	.05	7
STRUCT/ROOF		
PLUMBING	.01	7
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.04	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.35	36
ELECTRICAL	1.17	35
GAS	.08	29
FUEL OIL	.10	4
PURCH STEAM	.39	6
PURCH CH WTR		
COAL		
WATER/SEWER	.03	7
RDS/GNDS/SEC TOTAL	.08	8
RDS/GNDS TOTAL	.08	7
RDS/GNDS PAYRL	.08	7
RDS/GNDS CONTR		
RDS/GNDS OTHER	.00	7

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.57	7
PAYROLL	.57	7
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	3.30	7
CLEANING	1.58	7
REPAIR/MAINT	1.07	7
RDS/GROUNDS	.08	7
SECURITY		
ADMINISTRATIVE	.57	7
TOTAL CONTRACTS	.58	8
CLEANING	.22	5
REPAIR/MAINT	.46	8
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

20-29 YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	21 BLDS 7,317,810 SQ. FT.					6,479,718 SQ. . .			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	11.89	10.66						
MISCELLANEOUS									
TOTAL INCOME	2	11.89	10.66						
EXPENSE									
CLEANING	21	1.60	1.31	1.02	1.67	1.62	1.31	1.04	1.70
REPAIR-MAINT	21	1.70	1.13	.87	2.15	1.72	1.15	.89	2.16
UTILITIES	19	1.65	1.29	1.16	2.03	1.66	1.29	1.16	2.03
RDS/GRNDS/SEC	6	.53	.16	.07	.68	.59	.20	.07	.71
ADMINISTRATIVE	19	.59	.45	.35	.60	.66	.51	.40	.56
TOTAL OPER EXP	19	4.97	4.73	3.87	5.41	5.69	5.44	4.44	6.29
FIXED EXPENSES	2	.02	.02			.02	.02		
TOTAL OPER+FIX	2	5.32	5.37			5.47	5.47		
LEASING EXP									
TOTAL PAYROLL	5	2.25	1.02	.75	3.58				
TOTAL CONTRACT	5	.97	1.10	.15	1.49				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12080	19
AVG SQFT/RETAIL TENANT	2773	16
AVG SQFT/OFFICE WORKER	176	19
AVG % OFFICE OCCUPANCY	98.9	21
AVG % RETAIL OCCUPANCY	100.0	16
AVG $ RATE YR-END RENT	13.70	5
RENTABLE/GROSS SQFT	.81	14

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.32	5	**UTILITIES TOTAL**	1.65	19	SECURITY TOTAL	.31	2	**FIXED EXP TOTAL**			**TOTAL PAYROLL**	2.25	5
PAYROLL	1.03	4	ELECTRICAL	1.26	19	SEC PAYROLL			REAL ESTATE TAX			CLEANING	1.03	4
CONTRACT	.47	4	GAS	.08	14	SEC CONTRACTS	.27	2	BUILDING INS	.02	2	REPAIR/MAINT	.93	4
SUP/MAT/MISC	.09	4	FUEL OIL	.05	3	SEC OTHER	.04	2	PERS PROP TAX			RDS/GROUNDS	.09	2
TRASH REMOVAL	.03	4	PURCH STEAM	.86	6	**ADMIN TOTAL**	.56	5	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.63	4	PURCH CH WTR			PAYROLL	.61	3	**LEASING EXPENSES**			ADMINISTRATIVE	.61	3
PAYROLL	.93	4	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	.97	5
ELEVATOR	.11	4	WATER/SEWER	.06	5	PROF FEES			COMMISSIONS			CLEANING	.47	4
HVAC	.42	4	**RDS/GNDS/SEC TOTAL**	.18	5	GEN OFC EXP			PROF FEES			REPAIR/MAINT	.56	4
ELECTRICAL	.03	3	RDS/GNDS TOTAL	.06	3	OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL	.09	2				BUY-OUTS			SECURITY	.27	2
PLUMBING	.01	2	RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY	.02	2	RDS/GNDS OTHER	.00	2									
OTHER MAINT/SUP	.14	4												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

20-29 YEARS 20-29 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 2,808,983 SQ. FT.					2,516,890 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	4	1.63	1.53	1.12	1.98	1.65	1.57	1.14	2.01
REPAIR-MAINT	4	1.52	1.38	1.09	1.98	1.55	1.39	1.11	2.00
UTILITIES	4	1.96	1.86	1.65	2.33	1.96	1.86	1.65	2.33
RDS/GRNDS/SEC									
ADMINISTRATIVE	4	.44	.42	.31	.54	.49	.48	.33	.62
TOTAL OPER EXP	4	5.67	5.83	5.01	6.26	6.33	6.34	5.56	6.98
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	22025	4
AVG SQFT/RETAIL TENANT	5316	3
AVG SQFT/OFFICE WORKER	203	4
AVG % OFFICE OCCUPANCY	96.0	4
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.76	4

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL			**UTILITIES TOTAL**	1.96	4	SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	1.57	4	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT			GAS	.05	3	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM	.50	3	**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**		
ELEVATOR			WATER/SEWER			PROF FEES			COMMISSIONS			CLEANING		
HVAC			**RDS/GNDS/SEC TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL			RDS/GNDS TOTAL			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS OTHER											
OTHER MAINT/SUP														

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

30-39 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	177,743 SQ. FT.				171,261 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					9.08	9.15		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	9.08	9.15						
MISCELLANEOUS									
TOTAL INCOME	2	9.08	9.15						
EXPENSE									
CLEANING	3	1.14	.89			1.14	.89		
REPAIR-MAINT	5	.64	.84	.06	1.71	.65	.84	.06	1.71
UTILITIES	4	1.50	1.56	1.12	1.91	1.50	1.56	1.12	1.91
RDS/GRNDS/SEC	4	1.32	1.59	.70	1.95	1.32	1.59	.70	1.95
ADMINISTRATIVE	3	.14	.30			.15	.30		
TOTAL OPER EXP	3	4.41	3.34			4.41	3.34		
FIXED EXPENSES	3	.24	.02			.24	.02		
TOTAL OPER+FIX	2	5.56	5.52			5.56	5.52		
LEASING EXP									
TOTAL PAYROLL	3	2.98	3.07						
TOTAL CONTRACT	3	.60	.51						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8255	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	201	5
AVG % OFFICE OCCUPANCY	100.0	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.78	3
RENTABLE/GROSS SQFT	.83	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.58	2
PAYROLL		
CONTRACT	.40	2
SUP/MAT/MISC		
TRASH REMOVAL	.05	2
REPR/MAINT TOTAL	1.42	3
PAYROLL	.96	3
ELEVATOR	.07	3
HVAC	.19	2
ELECTRICAL	.03	2
STRUCT/ROOF		
PLUMBING	.02	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.22	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.62	3
ELECTRICAL	1.23	3
GAS	.30	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	3
RDS/GNDS/SEC TOTAL	1.33	3
RDS/GNDS TOTAL	1.40	2
RDS/GNDS PAYRL	1.23	2
RDS/GNDS CONTR	.08	2
RDS/GNDS OTHER	.08	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.41	3
SEC PAYROLL	.49	2
SEC CONTRACTS		
SEC OTHER	.06	2
ADMIN TOTAL	.30	2
PAYROLL	.23	2
MGMT FEES		
PROF FEES		
GEN OFC EXP	.07	2
OTHER ADM EXP	.01	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS	.05	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.98	3
CLEANING		
REPAIR/MAINT	.96	3
RDS/GROUNDS	1.23	2
SECURITY	.49	2
ADMINISTRATIVE	.23	2
TOTAL CONTRACTS	.60	3
CLEANING	.40	2
REPAIR/MAINT	.23	3
RDS/GROUNDS	.06	2
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

30-39 YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,803,853 SQ. FT.				1,490,722 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.20	.97			1.24	.99		
REPAIR-MAINT	3	.96	1.07			.99	1.09		
UTILITIES	3	1.12	1.07			1.12	1.07		
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	.97	.76			1.17	.90		
TOTAL OPER EXP	3	4.24	3.42			5.13	4.04		
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	111328	3
AVG SQFT/RETAIL TENANT	14549	3
AVG SQFT/OFFICE WORKER	442	3
AVG % OFFICE OCCUPANCY	97.1	3
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.78	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.12	3
ELECTRICAL	.84	3
GAS	.01	3
FUEL OIL		
PURCH STEAM	.28	2
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

40-49 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	926,123 SQ. FT.				792,796 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	9	.63	1.35	.96	2.10	.65	1.35	.96	2.12
REPAIR-MAINT	9	.34	1.34	.86	2.01	.36	1.34	.87	2.01
UTILITIES	8.	.96	.95	.82	1.42	.96	.95	.82	1.42
RDS/GRNDS/SEC									
ADMINISTRATIVE	9	.22	.49	.33	.66	.26	.62	.38	.75
TOTAL OPER EXP	8	4.56	4.53	3.96	5.71	5.49	5.38	4.42	7.01
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9697	9
AVG SQFT/RETAIL TENANT	6503	3
AVG SQFT/OFFICE WORKER	100	9
AVG % OFFICE OCCUPANCY	99.3	9
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.74	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL			**UTILITIES TOTAL**	1.05	3	SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	.75	3	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT			GAS	.30	3	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**		
ELEVATOR			WATER/SEWER			PROF FEES			COMMISSIONS			CLEANING		
HVAC			**RDS/GNDS/SEC TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL			RDS/GNDS TOTAL			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS OTHER											
OTHER MAINT/SUP														

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

40-49 YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	8,276,790 SQ. FT.				6,949,887 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.23	1.16			1.25	1.16		
REPAIR-MAINT	5	.47	.55	.09	1.30	.48	.55	.09	1.32
UTILITIES	3	2.02	1.92			2.02	1.92		
RDS/GRNDS/SEC									
ADMINISTRATIVE	6	.27	.34	.02	1.22	.32	.34	.02	1.48
TOTAL OPER EXP	3	6.01	5.47			7.01	6.67		
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	330450	6
AVG SQFT/RETAIL TENANT	18300	4
AVG SQFT/OFFICE WORKER	198	6
AVG % OFFICE OCCUPANCY	99.8	6
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.78	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL			**UTILITIES TOTAL**	2.02	3	SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	1.44	3	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT			GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM	.55	3	**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**		
ELEVATOR			WATER/SEWER			PROF FEES			COMMISSIONS			CLEANING		
HVAC			**RDS/GNDS/SEC TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL			RDS/GNDS TOTAL			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS OTHER											
OTHER MAINT/SUP														

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

40-49 YEARS 10-19 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,354,266 SQ. FT.				1,145,042 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	6	1.41	1.33	.83	1.86	1.43	1.35	.83	1.86
REPAIR-MAINT	6	1.10	.94	.77	1.18	1.11	.97	.77	1.18
UTILITIES	5	1.35	1.55	.79	1.86	1.35	1.55	.79	1.92
RDS/GRNDS/SEC									
ADMINISTRATIVE	5	.99	.54	.19	1.48	1.15	.58	.23	1.71
TOTAL OPER EXP	5	5.06	4.40	3.89	5.89	6.17	5.64	4.58	7.04
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	23549	6
AVG SQFT/RETAIL TENANT	1556	5
AVG SQFT/OFFICE WORKER	232	6
AVG % OFFICE OCCUPANCY	98.7	6
AVG % RETAIL OCCUPANCY	100.0	5
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.76	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.35	5
ELECTRICAL	.95	5
GAS	.12	2
FUEL OIL		
PURCH STEAM	.48	4
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

50 OR MORE YEARS LESS THAN 5 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	74 BLDS	5,894,227 SQ. FT.				4,557,811 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					6.55	6.01		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	12.94	12.75	6.75	13.35				
MISCELLANEOUS									
TOTAL INCOME	6	12.94	12.75	6.75	13.35				
EXPENSE									
CLEANING	70	1.29	1.39	1.02	1.74	1.30	1.40	1.02	1.77
REPAIR-MAINT	74	1.25	1.30	.92	1.70	1.26	1.32	.92	1.70
UTILITIES	66	1.26	.94	.79	1.25	1.26	.94	.79	1.25
RDS/GRNDS/SEC	11	.34	.44	.13	1.12	.42	.49	.18	1.21
ADMINISTRATIVE	65	.42	.42	.32	.56	.53	.53	.37	.72
TOTAL OPER EXP	63	4.30	4.24	3.59	4.99	5.40	5.28	4.24	6.11
FIXED EXPENSES	5	.31	.01	.01	.75	.31	.01	.01	.75
TOTAL OPER + FIX	5	5.96	5.95	4.27	6.85	5.96	5.95	4.27	6.85
LEASING EXP	6	.08	.05	.05	.09				
TOTAL PAYROLL	8	.78	.86	.38	4.20				
TOTAL CONTRACT	10	1.58	1.32	.23	1.73				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6310	72
AVG SQFT/RETAIL TENANT	814	31
AVG SQFT/OFFICE WORKER	218	74
AVG % OFFICE OCCUPANCY	94.1	74
AVG % RETAIL OCCUPANCY	100.0	32
AVG $ RATE YR-END RENT	14.11	9
RENTABLE/GROSS SQFT	.78	34

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.14	10
PAYROLL	.25	8
CONTRACT	.90	10
SUP/MAT/MISC	.01	7
TRASH REMOVAL	.02	6
REPR/MAINT TOTAL	1.11	10
PAYROLL	.43	8
ELEVATOR	.19	8
HVAC	.29	9
ELECTRICAL	.03	7
STRUCT/ROOF	.02	2
PLUMBING	.03	6
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.28	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.29	50
ELECTRICAL	.96	48
GAS	.21	41
FUEL OIL	.16	8
PURCH STEAM	.95	6
PURCH CH WTR		
COAL		
WATER/SEWER	.11	9
RDS/GNDS/SEC TOTAL	.36	9
RDS/GNDS TOTAL	.70	4
RDS/GNDS PAYRL	.61	4
RDS/GNDS CONTR	.02	2
RDS/GNDS OTHER	.11	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	9
SEC PAYROLL	.17	5
SEC CONTRACTS	.27	5
SEC OTHER	.03	9
ADMIN TOTAL	.37	9
PAYROLL	.22	4
MGMT FEES		
PROF FEES		
GEN OFC EXP	.07	5
OTHER ADM EXP	.01	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS	.03	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.08	5
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.08	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.78	8
CLEANING	.25	8
REPAIR/MAINT	.43	8
RDS/GROUNDS	.61	4
SECURITY	.17	5
ADMINISTRATIVE	.22	4
TOTAL CONTRACTS	1.58	10
CLEANING	.90	10
REPAIR/MAINT	.46	10
RDS/GROUNDS	.02	2
SECURITY	.27	5
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

50 OR MORE YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	41 BLDS	7,088,035 SQ. FT.				6,427,977 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	37	1.65	1.52	1.15	1.85	1.66	1.53	1.17	1.86
REPAIR-MAINT	40	1.23	1.09	.83	1.79	1.24	1.10	.85	1.79
UTILITIES	36	1.06	.88	.72	1.29	1.06	.88	.72	1.29
RDS/GRNDS/SEC	3	.11	.13			.13	.16		
ADMINISTRATIVE	36	.53	.47	.31	.63	.64	.58	.37	.81
TOTAL OPER EXP	33	5.13	4.05	3.28	5.57	6.15	5.30	4.08	7.36
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	3	4.03	3.32						
TOTAL CONTRACT	3	.76	1.16						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14250	38
AVG SQFT/RETAIL TENANT	1338	31
AVG SQFT/OFFICE WORKER	251	37
AVG % OFFICE OCCUPANCY	95.2	41
AVG % RETAIL OCCUPANCY	100.0	31
AVG $ RATE YR-END RENT	10.32	3
RENTABLE/GROSS SQFT	.79	21

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.93	3
PAYROLL	1.78	3
CONTRACT	.00	3
SUP/MAT/MISC	.10	3
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	2.37	3
PAYROLL	1.52	3
ELEVATOR	.06	3
HVAC	.64	3
ELECTRICAL	.05	3
STRUCT/ROOF		
PLUMBING	.01	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.09	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.07	34
ELECTRICAL	.66	34
GAS	.11	18
FUEL OIL	.11	4
PURCH STEAM	.50	15
PURCH CH WTR		
COAL		
WATER/SEWER	.05	3
RDS/GNDS/SEC TOTAL	.11	3
RDS/GNDS TOTAL	.11	3
RDS/GNDS PAYRL	.09	3
RDS/GNDS CONTR		
RDS/GNDS OTHER	.02	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.64	3
PAYROLL	.64	3
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	4.03	3
CLEANING	1.78	3
REPAIR/MAINT	1.52	3
RDS/GROUNDS	.09	3
SECURITY		
ADMINISTRATIVE	.64	3
TOTAL CONTRACTS	.76	3
CLEANING	.00	3
REPAIR/MAINT	.76	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

50 OR MORE YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	3,300,032 SQ. FT.				2,756,452 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	8	1.59	1.32	1.06	1.89	1.60	1.33	1.06	1.90
REPAIR-MAINT	8	.84	.85	.65	1.01	.84	.85	.66	1.01
UTILITIES	8	1.35	1.36	1.06	1.57	1.35	1.36	1.08	1.57
RDS/GRNDS/SEC									
ADMINISTRATIVE	8	.40	.37	.26	.55	.48	.45	.32	.68
TOTAL OPER EXP	8	4.21	4.30	3.91	4.50	5.06	5.20	4.49	5.66
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15741	8
AVG SQFT/RETAIL TENANT	896	7
AVG SQFT/OFFICE WORKER	262	8
AVG % OFFICE OCCUPANCY	94.2	8
AVG % RETAIL OCCUPANCY	100.0	7
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.75	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.35	8
ELECTRICAL	1.04	7
GAS	.02	6
FUEL OIL		
PURCH STEAM	.44	5
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

50 OR MORE YEARS 20-29 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	966,165 SQ. FT.				860,876 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.60	1.45			1.62	1.48		
REPAIR-MAINT	3	1.94	2.05			1.96	2.10		
UTILITIES	3	1.75	1.69			1.77	1.70		
RDS/GRNDS/SEC	2	.50	.60			.51	.61		
ADMINISTRATIVE	3	.47	.47			.52	.48		
TOTAL OPER EXP	3	6.01	6.07			6.74	6.87		
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	2	2.12	2.07						
TOTAL CONTRACT	2	2.27	2.48						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17897	2
AVG SQFT/RETAIL TENANT	2949	3
AVG SQFT/OFFICE WORKER	185	2
AVG % OFFICE OCCUPANCY	96.3	3
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	10.04	2
RENTABLE/GROSS SQFT	.79	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.30	2
PAYROLL		
CONTRACT	1.24	2
SUP/MAT/MISC	.03	2
TRASH REMOVAL	.03	2
REPR/MAINT TOTAL	2.31	2
PAYROLL	1.46	2
ELEVATOR	.20	2
HVAC		
ELECTRICAL	.13	2
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.21	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.75	3
ELECTRICAL	1.06	3
GAS	.38	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	2
RDS/GNDS/SEC TOTAL	.50	2
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.47	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.58	2
PAYROLL	.51	2
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.12	2
CLEANING		
REPAIR/MAINT	1.46	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.51	2
TOTAL CONTRACTS	2.27	2
CLEANING	1.24	2
REPAIR/MAINT	.64	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

50 OR MORE YEARS 30-39 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,435,207 SQ. FT.				1,291,674 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.61	.85			1.61	.86		
REPAIR-MAINT	4	3.89	1.33	1.25	3.74	3.89	1.33	1.25	3.74
UTILITIES	3	1.75	1.53			1.75	1.53		
RDS/GRNDS/SEC	2	.39	.39			.43	.46		
ADMINISTRATIVE	4	.85	.32	.22	.85	.95	.42	.23	.93
TOTAL OPER EXP	3	8.74	4.46			9.72	6.25		
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	2	3.84	3.33						
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	22157	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	200	2
AVG % OFFICE OCCUPANCY	95.2	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.81	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.78	2
PAYROLL	1.53	2
CONTRACT		
SUP/MAT/MISC	.03	2
TRASH REMOVAL		
REPR/MAINT TOTAL	4.49	2
PAYROLL	.95	2
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	3.42	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.75	3
ELECTRICAL	1.21	3
GAS		
FUEL OIL		
PURCH STEAM	.53	3
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.39	2
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	2
SEC PAYROLL	.37	2
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	1.00	2
PAYROLL	.97	2
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	3.84	2
CLEANING	1.53	2
REPAIR/MAINT	.95	2
RDS/GROUNDS		
SECURITY	.37	2
ADMINISTRATIVE	.97	2
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

0-9 YEARS ALL SIZES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	30 BLDS	5,795,206 SQ. FT.				5,229,122 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					14.01	11.50	7.50	18.56
RETAIL AREA	2	21.81	22.03						
OTHER AREA									
TOTAL RENT	5	14.18	11.50	7.87	18.53				
MISCELLANEOUS									
TOTAL INCOME	5	14.18	11.50	7.87	18.53				
EXPENSE									
CLEANING	29	1.23	1.13	.86	1.43	1.26	1.14	.86	1.46
REPAIR-MAINT	30	1.28	1.44	.96	2.06	1.33	1.47	.96	2.06
UTILITIES	30	1.69	1.63	1.33	1.92	1.69	1.63	1.33	1.92
RDS/GRNDS/SEC	15	.49	.80	.17	1.73	.51	.83	.18	1.73
ADMINISTRATIVE	25	.56	.55	.39	1.27	.61	.62	.46	1.27
TOTAL OPER EXP	29	5.05	5.41	4.30	8.32	5.62	6.33	4.65	8.32
FIXED EXPENSES	5	3.06	.19	.02	3.88	3.25	.20	.02	4.14
TOTAL OPER+FIX	4	8.76	7.35	5.00	9.56	9.27	7.46	5.10	10.01
LEASING EXP	4	.03	.03	.02	.05				
TOTAL PAYROLL	13	.99	2.86	.55	3.55				
TOTAL CONTRACT	15	1.79	2.20	1.06	3.13				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10231	28
AVG SQFT/RETAIL TENANT	3899	15
AVG SQFT/OFFICE WORKER	133	29
AVG % OFFICE OCCUPANCY	96.9	30
AVG % RETAIL OCCUPANCY	91.5	16
AVG $ RATE YR-END RENT	17.01	5
RENTABLE/GROSS SQFT	.80	15

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.01	14
PAYROLL	.17	5
CONTRACT	.89	13
SUP/MAT/MISC	.10	7
TRASH REMOVAL	.07	11
REPR/MAINT TOTAL	1.26	14
PAYROLL	.85	10
ELEVATOR	.25	9
HVAC	.14	11
ELECTRICAL	.07	8
STRUCT/ROOF	.09	6
PLUMBING	.03	8
FIRE/LIFE SFTY	.29	12
OTHER MAINT/SUP	.25	12

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.79	27
ELECTRICAL	1.43	26
GAS	.19	8
FUEL OIL	.15	6
PURCH STEAM	.35	5
PURCH CH WTR	.84	2
COAL		
WATER/SEWER	.10	14
RDS/GNDS/SEC TOTAL	.60	13
RDS/GNDS TOTAL	.17	10
RDS/GNDS PAYRL	.16	4
RDS/GNDS CONTR	.14	8
RDS/GNDS OTHER	.01	7

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.65	11
SEC PAYROLL	.17	2
SEC CONTRACTS	.79	10
SEC OTHER		
ADMIN TOTAL	.82	12
PAYROLL	.58	10
MGMT FEES		
PROF FEES		
GEN OFC EXP	.02	9
OTHER ADM EXP	.01	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS	2.69	4
PERS PROP TAX		
OTHER TAX	.17	2
LEASING EXPENSES	.02	3
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.99	13
CLEANING	.17	5
REPAIR/MAINT	.85	10
RDS/GROUNDS	.16	4
SECURITY	.17	2
ADMINISTRATIVE	.58	10
TOTAL CONTRACTS	1.79	15
CLEANING	.89	13
REPAIR/MAINT	.73	12
RDS/GROUNDS	.14	8
SECURITY	.79	10
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

0-9 YEARS LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	9 BLDS	267,325 SQ. FT.				245,573 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	9	1.20	1.04	.92	1.45	1.20	1.06	.93	1.45
REPAIR-MAINT	9	2.48	2.54	1.91	3.45	2.49	2.54	1.93	3.45
UTILITIES	9	1.57	1.36	1.29	1.90	1.57	1.36	1.29	1.90
RDS/GRNDS/SEC	4	1.87	1.97	1.62	2.33	1.91	2.07	1.62	2.43
ADMINISTRATIVE	9	1.18	1.26	.59	1.61	1.28	1.26	.67	1.61
TOTAL OPER EXP	9	7.65	7.50	5.61	10.18	8.32	7.50	6.33	10.30
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	5	3.76	3.79	3.09	4.57				
TOTAL CONTRACT	5	2.95	2.74	1.86	4.43				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2214	6
AVG SQFT/RETAIL TENANT	332	3
AVG SQFT/OFFICE WORKER	272	9
AVG % OFFICE OCCUPANCY	95.7	9
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.89	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.97	5
PAYROLL		
CONTRACT	.91	5
SUP/MAT/MISC	.03	2
TRASH REMOVAL	.05	5
REPR/MAINT TOTAL	2.91	5
PAYROLL	2.11	5
ELEVATOR	.08	3
HVAC	.31	5
ELECTRICAL	.06	2
STRUCT/ROOF	.64	2
PLUMBING	.01	2
FIRE/LIFE SFTY	.02	5
OTHER MAINT/SUP	.23	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.60	8
ELECTRICAL	1.46	8
GAS	.12	4
FUEL OIL	.13	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	5
RDS/GNDS/SEC TOTAL	1.87	4
RDS/GNDS TOTAL	.22	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	3
RDS/GNDS OTHER	.01	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	1.66	4
SEC PAYROLL		
SEC CONTRACTS	1.66	4
SEC OTHER		
ADMIN TOTAL	1.64	5
PAYROLL	1.54	5
MGMT FEES		
PROF FEES		
GEN OFC EXP	.09	5
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	3.76	5
CLEANING		
REPAIR/MAINT	2.11	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	1.54	5
TOTAL CONTRACTS	2.95	5
CLEANING	.91	5
REPAIR/MAINT	.61	5
RDS/GROUNDS	.10	3
SECURITY	1.66	4
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

0-9 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	644,348 SQ. FT.				488,964 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	8	1.32	1.24	1.01	1.52	1.32	1.25	1.01	1.53
REPAIR-MAINT	8	1.41	1.43	.79	1.97	1.42	1.44	.79	1.99
UTILITIES	8	2.06	1.89	1.73	2.29	2.06	1.89	1.73	2.29
RDS/GRNDS/SEC	5	1.16	1.71	.36	1.76	1.16	1.71	.36	1.76
ADMINISTRATIVE	4	.81	.85	.38	1.33	.91	.89	.49	1.33
TOTAL OPER EXP	8	6.82	7.13	5.27	8.44	7.59	8.25	6.85	8.44
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	3	2.79	3.16						
TOTAL CONTRACT	5	2.27	3.06	.93	3.23				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7056	8
AVG SQFT/RETAIL TENANT	920	3
AVG SQFT/OFFICE WORKER	246	8
AVG % OFFICE OCCUPANCY	98.1	8
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.84	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.07	5
PAYROLL	.37	3
CONTRACT	.99	4
SUP/MAT/MISC	.03	3
TRASH REMOVAL	.02	4
REPR/MAINT TOTAL	1.30	5
PAYROLL	1.33	3
ELEVATOR	.21	4
HVAC	.19	4
ELECTRICAL	.05	4
STRUCT/ROOF	.02	2
PLUMBING	.02	3
FIRE/LIFE SFTY	.05	4
OTHER MAINT/SUP	.10	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.06	8
ELECTRICAL	1.78	8
GAS	.23	4
FUEL OIL	.17	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.19	5
RDS/GNDS/SEC TOTAL	1.49	4
RDS/GNDS TOTAL	.21	4
RDS/GNDS PAYRL	.27	2
RDS/GNDS CONTR	.04	4
RDS/GNDS OTHER	.03	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	1.28	4
SEC PAYROLL		
SEC CONTRACTS	1.28	4
SEC OTHER		
ADMIN TOTAL	1.33	2
PAYROLL	1.27	2
MGMT FEES		
PROF FEES		
GEN OFC EXP	.04	2
OTHER ADM EXP	.02	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.79	3
CLEANING	.37	3
REPAIR/MAINT	1.33	3
RDS/GROUNDS	.27	2
SECURITY		
ADMINISTRATIVE	1.27	2
TOTAL CONTRACTS	2.27	5
CLEANING	.99	4
REPAIR/MAINT	.53	4
RDS/GROUNDS	.04	4
SECURITY	1.28	4
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

0-9 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	786,834 SQ. FT.				708,617 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	5	.95	.87	.73	1.16	.95	.87	.73	1.19
REPAIR-MAINT	5	.97	.81	.68	1.33	.98	.82	.68	1.33
UTILITIES	5	1.32	1.33	1.12	1.56	1.32	1.33	1.12	1.56
RDS/GRNDS/SEC	2	.10	.09			.10	.10		
ADMINISTRATIVE	5	.47	.44	.32	.68	.52	.47	.37	.71
TOTAL OPER EXP	5	3.75	3.72	3.29	4.26	4.17	4.18	3.67	4.65
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	2	.11	.11						
TOTAL CONTRACT	2	.63	.61						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7611	5
AVG SQFT/RETAIL TENANT	1347	3
AVG SQFT/OFFICE WORKER	244	5
AVG % OFFICE OCCUPANCY	97.3	5
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	14.86	2
RENTABLE/GROSS SQFT	.82	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.79	2
PAYROLL	.04	2
CONTRACT	.61	2
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.32	5
ELECTRICAL	1.20	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.10	2
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.67	2
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.11	2
CLEANING	.04	2
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.63	2
CLEANING	.61	2
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

0-9 YEARS 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	2,326,244 SQ. FT.				2,132,355 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					14.51	11.50		
RETAIL AREA	2	21.81	22.03						
OTHER AREA									
TOTAL RENT	3	14.70	11.50						
MISCELLANEOUS									
TOTAL INCOME	3	14.70	11.50						
EXPENSE									
CLEANING	5	1.28	1.34	.85	1.71	1.31	1.34	.87	1.77
REPAIR-MAINT	6	1.14	1.00	.92	1.42	1.16	1.01	.92	1.46
UTILITIES	6	1.91	1.87	1.51	2.29	1.91	1.87	1.51	2.29
RDS/GRNDS/SEC	3	.43	.19			.44	.20		
ADMINISTRATIVE	5	.40	.41	.30	.48	.42	.44	.33	.49
TOTAL OPER EXP	5	4.84	4.72	3.57	5.68	5.33	5.76	3.68	6.43
FIXED EXPENSES	2	1.11	1.34			1.15	1.39		
TOTAL OPER+FIX									
LEASING EXP	2	.02	.02						
TOTAL PAYROLL	3	.60	.67						
TOTAL CONTRACT	3	1.81	1.23						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15678	5
AVG SQFT/RETAIL TENANT	2391	4
AVG SQFT/OFFICE WORKER	94	6
AVG % OFFICE OCCUPANCY	99.6	6
AVG % RETAIL OCCUPANCY	93.9	5
AVG $ RATE YR-END RENT	17.85	2
RENTABLE/GROSS SQFT	.78	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.07	2
PAYROLL		
CONTRACT	.96	2
SUP/MAT/MISC		
TRASH REMOVAL	.09	2
REPR/MAINT TOTAL	1.02	3
PAYROLL		
ELEVATOR	.28	2
HVAC	.09	2
ELECTRICAL	.07	2
STRUCT/ROOF	.07	2
PLUMBING	.03	3
FIRE/LIFE SFTY	.37	3
OTHER MAINT/SUP	.12	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.96	5
ELECTRICAL	1.32	5
GAS		
FUEL OIL		
PURCH STEAM	.61	3
PURCH CH WTR		
COAL		
WATER/SEWER	.09	3
RDS/GNDS/SEC TOTAL	.43	3
RDS/GNDS TOTAL	.15	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.44	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.41	3
PAYROLL	.40	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.01	2
OTHER ADM EXP	.01	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS	.05	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.02	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.80	3
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.40	3
TOTAL CONTRACTS	1.81	3
CLEANING	.96	2
REPAIR/MAINT	.78	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

10-19 YEARS ALL SIZES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	77 BLDS	11,411,289 SQ. FT.				9,948,588 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	14					9.29	8.93	7.24	9.32
RETAIL AREA									
OTHER AREA									
TOTAL RENT	14	9.61	8.90	8.14	9.33				
MISCELLANEOUS	2	.02	.02						
TOTAL INCOME	14	9.62	8.90	8.16	9.33				
EXPENSE									
CLEANING	73	1.35	1.32	1.00	1.91	1.39	1.35	1.03	1.99
REPAIR-MAINT	75	1.17	1.26	.80	1.66	1.20	1.32	.83	1.75
UTILITIES	72	1.63	1.41	1.13	1.99	1.63	1.41	1.13	1.99
RDS/GRNDS/SEC	18	.30	.21	.04	.93	.31	.21	.04	.93
ADMINISTRATIVE	66	.38	.43	.29	.62	.44	.49	.34	.73
TOTAL OPER EXP	70	4.51	4.58	3.83	5.66	5.19	5.41	4.64	6.45
FIXED EXPENSES	17	.58	.04	.02	.46	.59	.04	.02	.64
TOTAL OPER+FIX	15	4.82	4.96	3.93	6.42	4.90	5.00	4.15	6.42
LEASING EXP	3	.30	.14						
TOTAL PAYROLL	18	1.36	.96	.23	2.25				
TOTAL CONTRACT	20	.85	.44	.33	.93				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8397	70
AVG SQFT/RETAIL TENANT	3416	49
AVG SQFT/OFFICE WORKER	194	74
AVG % OFFICE OCCUPANCY	97.4	76
AVG % RETAIL OCCUPANCY	100.0	49
AVG $ RATE YR-END RENT	19.84	16
RENTABLE/GROSS SQFT	.81	57

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.98	19
PAYROLL	.70	15
CONTRACT	.28	17
SUP/MAT/MISC	.14	16
TRASH REMOVAL	.04	14
REPR/MAINT TOTAL	1.48	12
PAYROLL	.89	11
ELEVATOR	.16	10
HVAC	.40	11
ELECTRICAL	.04	10
STRUCT/ROOF	.02	3
PLUMBING	.01	10
FIRE/LIFE SFTY	.04	6
OTHER MAINT/SUP	.20	11

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.64	66
ELECTRICAL	1.46	66
GAS	.17	42
FUEL OIL	.10	7
PURCH STEAM	.15	10
PURCH CH WTR	.30	3
COAL		
WATER/SEWER	.06	18
RDS/GNDS/SEC TOTAL	.30	18
RDS/GNDS TOTAL	.07	8
RDS/GNDS PAYRL	.15	4
RDS/GNDS CONTR	.03	5
RDS/GNDS OTHER	.02	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	1.01	4
SEC PAYROLL	.49	2
SEC CONTRACTS	1.07	2
SEC OTHER	.02	4
ADMIN TOTAL	.38	18
PAYROLL	.31	10
MGMT FEES	.07	2
PROF FEES	.00	3
GEN OFC EXP	.03	8
OTHER ADM EXP	.03	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.14	4
REAL ESTATE TAX	.96	4
BUILDING INS	.11	15
PERS PROP TAX	.00	2
OTHER TAX		
LEASING EXPENSES	.30	3
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.51	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.36	18
CLEANING	.70	15
REPAIR/MAINT	.89	11
RDS/GROUNDS	.15	4
SECURITY	.49	2
ADMINISTRATIVE	.31	10
TOTAL CONTRACTS	.85	20
CLEANING	.28	17
REPAIR/MAINT	.62	12
RDS/GROUNDS	.03	5
SECURITY	1.07	2
ADMINISTRATIVE	.02	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

10-19 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	25 BLDS	640,196 SQ. FT.				572,207 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					7.93	7.43		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	7.93	7.43						
MISCELLANEOUS									
TOTAL INCOME	2	7.93	7.43						
EXPENSE									
CLEANING	24	1.68	1.83	1.17	2.55	1.71	2.00	1.20	2.57
REPAIR-MAINT	24	1.59	1.64	1.29	1.96	1.62	1.69	1.30	2.00
UTILITIES	24	1.44	1.36	1.15	1.76	1.44	1.36	1.15	1.76
RDS/GRNDS/SEC	4	1.05	1.14	.68	1.41	1.05	1.14	.68	1.41
ADMINISTRATIVE	20	.56	.44	.30	.84	.83	.52	.33	.94
TOTAL OPER EXP	22	5.55	5.05	4.31	8.04	6.24	6.11	4.89	9.16
FIXED EXPENSES	4	.69	.02	.02	1.09	.69	.02	.02	1.09
TOTAL OPER+FIX	3	8.65	9.17			8.65	9.17		
LEASING EXP									
TOTAL PAYROLL	3	5.45	5.61						
TOTAL CONTRACT	5	.43	.33	.16	.60				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2863	23
AVG SQFT/RETAIL TENANT	683	12
AVG SQFT/OFFICE WORKER	213	25
AVG % OFFICE OCCUPANCY	95.8	25
AVG % RETAIL OCCUPANCY	100.0	12
AVG $ RATE YR-END RENT	9.81	3
RENTABLE/GROSS SQFT	.79	17

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.78	5
PAYROLL	2.91	3
CONTRACT	.32	5
SUP/MAT/MISC	.14	3
TRASH REMOVAL	.06	4
REPR/MAINT TOTAL	.93	4
PAYROLL	1.20	3
ELEVATOR	.06	3
HVAC	.09	3
ELECTRICAL	.04	3
STRUCT/ROOF		
PLUMBING	.01	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.16	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.45	19
ELECTRICAL	1.19	19
GAS	.33	14
FUEL OIL	.25	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	5
RDS/GNDS/SEC TOTAL	1.05	4
RDS/GNDS TOTAL	.92	2
RDS/GNDS PAYRL	.85	2
RDS/GNDS CONTR		
RDS/GNDS OTHER	.06	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.55	2
SEC PAYROLL	.49	2
SEC CONTRACTS		
SEC OTHER	.06	2
ADMIN TOTAL	.31	3
PAYROLL	.23	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.07	3
OTHER ADM EXP	.01	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS	.02	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	5.45	3
CLEANING	2.91	3
REPAIR/MAINT	1.20	3
RDS/GROUNDS	.85	2
SECURITY	.49	2
ADMINISTRATIVE	.23	3
TOTAL CONTRACTS	.43	5
CLEANING	.32	5
REPAIR/MAINT	.13	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

10-19 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS	1,033,063 SQ. FT.				862,742 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					8.93	9.32	7.19	11.63
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	8.91	8.87	6.94	10.79				
MISCELLANEOUS									
TOTAL INCOME	5	8.91	8.87	6.94	10.79				
EXPENSE									
CLEANING	14	1.28	1.21	.95	1.56	1.30	1.25	.96	1.57
REPAIR-MAINT	14	1.20	.95	.65	1.66	1.22	1.00	.65	1.70
UTILITIES	14	1.76	1.35	1.04	2.31	1.78	1.35	1.04	2.31
RDS/GRNDS/SEC	5	.18	.22	.07	.25	.19	.23	.07	.31
ADMINISTRATIVE	12	.47	.50	.36	.57	.55	.58	.41	.67
TOTAL OPER EXP	14	4.70	4.44	3.93	5.56	5.50	5.53	4.34	6.67
FIXED EXPENSES	5	.15	.04	.03	.33	.17	.04	.03	.50
TOTAL OPER+FIX	5	5.03	4.36	3.70	6.36	5.46	5.62	4.17	6.40
LEASING EXP									
TOTAL PAYROLL	5	.29	.23	.03	.62				
TOTAL CONTRACT	6	.52	.35	.27	.86				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5764	14
AVG SQFT/RETAIL TENANT	861	9
AVG SQFT/OFFICE WORKER	219	14
AVG % OFFICE OCCUPANCY	98.0	14
AVG % RETAIL OCCUPANCY	100.0	9
AVG $ RATE YR-END RENT	8.28	5
RENTABLE/GROSS SQFT	.78	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.84	6
PAYROLL	.31	4
CONTRACT	.39	5
SUP/MAT/MISC	.23	4
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.80	13
ELECTRICAL	1.51	13
GAS	.31	9
FUEL OIL		
PURCH STEAM	.10	2
PURCH CH WTR		
COAL		
WATER/SEWER	.12	4
RDS/GNDS/SEC TOTAL	.18	5
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.37	5
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS	.06	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.29	5
CLEANING	.31	4
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.52	5
CLEANING	.39	5
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

10-19 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	25 BLDS	4,214,101 SQ. FT.				3,812,378 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					9.17	8.93	7.24	9.32
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	9.45	8.93	8.14	9.33				
MISCELLANEOUS									
TOTAL INCOME	6	9.46	8.93	8.16	9.33				
EXPENSE									
CLEANING	22	1.37	1.27	.98	1.74	1.41	1.31	.98	1.75
REPAIR-MAINT	24	1.34	1.13	.76	1.54	1.27	1.16	.79	1.57
UTILITIES	21	1.63	1.47	1.12	2.13	1.63	1.47	1.12	2.13
RDS/GRNDS/SEC	8	.37	.08	.04	.56	.37	.08	.04	.58
ADMINISTRATIVE	22	.49	.53	.33	.65	.54	.55	.39	.78
TOTAL OPER EXP	21	4.79	4.40	3.76	5.45	5.33	5.11	4.30	6.00
FIXED EXPENSES	7	.43	.06	.03	.25	.43	.06	.03	.25
TOTAL OPER+FIX	6	4.71	4.42	3.77	5.00	4.71	4.42	3.77	5.00
LEASING EXP	3	.30	.14						
TOTAL PAYROLL	9	1.55	1.23	.19	2.04				
TOTAL CONTRACT	9	1.18	.70	.37	2.16				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7800	20
AVG SQFT/RETAIL TENANT	3475	16
AVG SQFT/OFFICE WORKER	196	22
AVG % OFFICE OCCUPANCY	96.0	24
AVG % RETAIL OCCUPANCY	100.0	16
AVG $ RATE YR-END RENT	21.15	7
RENTABLE/GROSS SQFT	.81	20

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.09	8	**UTILITIES TOTAL**	1.63	21	SECURITY TOTAL	1.09	2	**FIXED EXP TOTAL**	1.11	2	**TOTAL PAYROLL**	1.55	9
PAYROLL	.81	7	ELECTRICAL	1.47	21	SEC PAYROLL			REAL ESTATE TAX	.96	2	CLEANING	.81	7
CONTRACT	.36	6	GAS	.09	10	SEC CONTRACTS	1.07	2	BUILDING INS	.10	6	REPAIR/MAINT	.90	6
SUP/MAT/MISC	.15	8	FUEL OIL			SEC OTHER	.02	2	PERS PROP TAX			RDS/GROUNDS	.05	2
TRASH REMOVAL	.03	6	PURCH STEAM	.34	5	**ADMIN TOTAL**	.43	8	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.91	8	PURCH CH WTR	.29	2	PAYROLL	.37	6	**LEASING EXPENSES**	.30	3	ADMINISTRATIVE	.37	6
PAYROLL	.80	6	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	1.18	9
ELEVATOR	.20	6	WATER/SEWER	.08	8	PROF FEES	.00	2	COMMISSIONS			CLEANING	.36	6
HVAC	.57	6	**RDS/GNDS/SEC TOTAL**	.37	8	GEN OFC EXP	.02	4	PROF FEES			REPAIR/MAINT	.86	6
ELECTRICAL	.04	5	RDS/GNDS TOTAL	.04	4	OTHER ADM EXP	.05	2	TENANT ALTS	.51	2	RDS/GROUNDS	.02	2
STRUCT/ROOF	.02	2	RDS/GNDS PAYRL	.05	2				BUY-OUTS			SECURITY	1.07	2
PLUMBING	.02	5	RDS/GNDS CONTR	.02	2				OTHER LEASING			ADMINISTRATIVE	.01	2
FIRE/LIFE SFTY	.05	4	RDS/GNDS OTHER	.01	2									
OTHER MAINT/SUP	.25	6												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

10-19 YEARS 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	5,523,909 SQ. FT.				4,061,261 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	13	1.31	1.27	.97	1.72	1.35	1.29	1.02	1.77
REPAIR-MAINT	13	.99	.96	.71	1.31	1.02	1.00	.72	1.35
UTILITIES	13	1.63	1.55	1.20	1.99	1.63	1.55	1.20	1.99
RDS/GRNDS/SEC									
ADMINISTRATIVE	12	.27	.28	.12	.42	.32	.34	.12	.46
TOTAL OPER EXP	13	4.18	4.13	3.48	4.88	4.93	5.09	3.88	5.75
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12474	13
AVG SQFT/RETAIL TENANT	6570	12
AVG SQFT/OFFICE WORKER	185	13
AVG % OFFICE OCCUPANCY	98.6	13
AVG % RETAIL OCCUPANCY	100.0	12
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.82	8

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL			**UTILITIES TOTAL**	1.63	13	SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	1.47	13	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT			GAS	.17	9	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL	.11	3	SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM	.07	3	**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**		
ELEVATOR			WATER/SEWER			PROF FEES			COMMISSIONS			CLEANING		
HVAC			**RDS/GNDS/SEC TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL			RDS/GNDS TOTAL			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS OTHER											
OTHER MAINT/SUP														

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

20-29 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	81 BLDS	24,886,770 SQ. FT.				21,386,313 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	11.89	10.68						
MISCELLANEOUS									
TOTAL INCOME	2	11.89	10.68						
EXPENSE									
CLEANING	78	1.61	1.44	1.18	1.81	1.63	1.49	1.19	1.87
REPAIR-MAINT	79	1.34	1.13	.87	1.68	1.36	1.14	.89	1.69
UTILITIES	73	1.70	1.29	1.05	1.79	1.70	1.29	1.05	1.79
RDS/GRNDS/SEC	19	.35	.11	.07	.28	.41	.15	.08	.35
ADMINISTRATIVE	74	.54	.46	.35	.65	.63	.58	.38	.78
TOTAL OPER EXP	73	5.04	4.73	3.85	5.81	5.78	5.42	4.52	6.85
FIXED EXPENSES	3	.15	.03			.16	.03		
TOTAL OPER+FIX	3	5.96	5.47			6.02	5.47		
LEASING EXP									
TOTAL PAYROLL	16	2.56	2.83	1.79	4.24				
TOTAL CONTRACT	18	.90	.60	.19	1.17				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9667	69
AVG SQFT/RETAIL TENANT	2835	59
AVG SQFT/OFFICE WORKER	181	70
AVG % OFFICE OCCUPANCY	98.7	80
AVG % RETAIL OCCUPANCY	100.0	60
AVG $ RATE YR-END RENT	12.33	13
RENTABLE/GROSS SQFT	.79	66

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.66	17
PAYROLL	1.17	14
CONTRACT	.45	13
SUP/MAT/MISC	.11	16
TRASH REMOVAL	.04	16
REPR/MAINT TOTAL	1.65	17
PAYROLL	1.01	15
ELEVATOR	.12	16
HVAC	.29	16
ELECTRICAL	.06	15
STRUCT/ROOF	.11	5
PLUMBING	.01	14
FIRE/LIFE SFTY	.02	6
OTHER MAINT/SUP	.14	16

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.69	71
ELECTRICAL	1.38	71
GAS	.05	56
FUEL OIL	.07	8
PURCH STEAM	.55	20
PURCH CH WTR		
COAL		
WATER/SEWER	.06	16
RDS/GNDS/SEC TOTAL	.21	18
RDS/GNDS TOTAL	.08	14
RDS/GNDS PAYRL	.07	12
RDS/GNDS CONTR	.02	3
RDS/GNDS OTHER	.01	12

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	5
SEC PAYROLL	.26	2
SEC CONTRACTS	.21	4
SEC OTHER	.02	4
ADMIN TOTAL	.60	17
PAYROLL	.47	14
MGMT FEES		
PROF FEES	.06	2
GEN OFC EXP	.03	5
OTHER ADM EXP	.09	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS	.15	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.56	16
CLEANING	1.17	14
REPAIR/MAINT	1.01	15
RDS/GROUNDS	.07	12
SECURITY	.26	2
ADMINISTRATIVE	.47	14
TOTAL CONTRACTS	.90	18
CLEANING	.45	13
REPAIR/MAINT	.52	17
RDS/GROUNDS	.02	3
SECURITY	.21	4
ADMINISTRATIVE	.06	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

20-29 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	276,420 SQ. FT.				234,843 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	9	1.38	1.40	1.01	1.90	1.39	1.41	1.01	1.91
REPAIR-MAINT	9	1.63	1.85	.81	2.23	1.64	1.86	.82	2.24
UTILITIES	8	1.61	1.25	.94	2.24	1.61	1.25	.94	2.24
RDS/GRNDS/SEC									
ADMINISTRATIVE	8	.64	.33	.14	.85	.75	.41	.14	.92
TOTAL OPER EXP	8	5.35	5.45	4.10	6.23	6.25	5.84	4.57	6.94
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3725	9
AVG SQFT/RETAIL TENANT	192	5
AVG SQFT/OFFICE WORKER	174	9
AVG % OFFICE OCCUPANCY	95.2	9
AVG % RETAIL OCCUPANCY	100.0	5
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.79	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.40	6
ELECTRICAL	1.15	6
GAS	.19	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

20-29 YEARS 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	12 BLDS	947,341 SQ. FT.				772,199 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	11	1.91	1.67	1.45	2.32	1.92	1.67	1.47	2.33
REPAIR-MAINT	11	1.31	.97	.93	1.82	1.32	.98	.94	1.82
UTILITIES	10	1.43	1.27	1.07	1.64	1.43	1.27	1.07	1.64
RDS/GRNDS/SEC	2	.16	.16			.17	.21		
ADMINISTRATIVE	12	.52	.45	.42	.62	.64	.58	.53	.79
TOTAL OPER EXP	10	5.00	4.65	4.20	5.93	6.11	5.53	5.01	7.65
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	2	2.44	2.86						
TOTAL CONTRACT	2	.16	.16						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4766	11
AVG SQFT/RETAIL TENANT	625	9
AVG SQFT/OFFICE WORKER	187	11
AVG % OFFICE OCCUPANCY	98.5	12
AVG % RETAIL OCCUPANCY	100.0	9
AVG $ RATE YR-END RENT	9.42	2
RENTABLE/GROSS SQFT	.74	10

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.45	2
PAYROLL	1.12	2
CONTRACT	.06	2
SUP/MAT/MISC	.22	2
TRASH REMOVAL	.03	2
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.43	10
ELECTRICAL	1.22	10
GAS	.15	6
FUEL OIL	.12	4
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	2
RDS/GNDS/SEC TOTAL	.16	2
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.80	2
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.44	2
CLEANING	1.12	2
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.16	2
CLEANING	.06	2
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

20-29 YEARS 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	32 BLDS	6,611,916 SQ. FT.				5,687,525 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	32	1.31	1.31	.96	1.58	1.33	1.33	.97	1.60
REPAIR-MAINT	32	1.20	1.10	.92	1.60	1.22	1.12	.93	1.62
UTILITIES	31	1.37	1.27	.95	1.54	1.37	1.27	.95	1.54
RDS/GRNDS/SEC	6	.26	.12	.09	.27	.29	.14	.12	.32
ADMINISTRATIVE	29	.55	.52	.38	.65	.64	.58	.42	.77
TOTAL OPER EXP	31	4.72	4.36	3.67	5.26	5.49	5.14	4.40	6.43
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	6	3.22	3.75	3.14	4.62				
TOTAL CONTRACT	6	.54	.18	.12	.33				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6319	27
AVG SQFT/RETAIL TENANT	2006	27
AVG SQFT/OFFICE WORKER	201	27
AVG % OFFICE OCCUPANCY	96.3	32
AVG % RETAIL OCCUPANCY	100.0	27
AVG $ RATE YR-END RENT	10.32	5
RENTABLE/GROSS SQFT	.81	26

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.50	6
PAYROLL	1.61	5
CONTRACT	.25	4
SUP/MAT/MISC	.12	5
TRASH REMOVAL	.04	6
REPR/MAINT TOTAL	1.59	6
PAYROLL	1.30	6
ELEVATOR	.13	5
HVAC	.06	6
ELECTRICAL	.03	6
STRUCT/ROOF		
PLUMBING	.01	5
FIRE/LIFE SFTY	.00	2
OTHER MAINT/SUP	.10	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.37	31
ELECTRICAL	1.16	31
GAS	.10	26
FUEL OIL	.09	2
PURCH STEAM	.67	5
PURCH CH WTR		
COAL		
WATER/SEWER	.05	6
RDS/GNDS/SEC TOTAL	.26	6
RDS/GNDS TOTAL	.09	6
RDS/GNDS PAYRL	.10	5
RDS/GNDS CONTR		
RDS/GNDS OTHER	.01	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.66	6
PAYROLL	.65	6
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	3.22	6
CLEANING	1.61	5
REPAIR/MAINT	1.30	6
RDS/GROUNDS	.10	5
SECURITY		
ADMINISTRATIVE	.65	6
TOTAL CONTRACTS	.54	6
CLEANING	.25	4
REPAIR/MAINT	.19	6
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

20-29 YEARS 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS	6,415,869 SQ. FT.				5,134,160 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	13	1.44	1.40	1.15	1.76	1.46	1.42	1.18	1.78
REPAIR-MAINT	14	1.31	1.18	.87	1.66	1.35	1.19	.90	1.67
UTILITIES	13	1.62	1.16	.96	2.06	1.62	1.16	.96	2.06
RDS/GRNDS/SEC	5	.10	.07	.04	.16	.14	.18	.05	.35
ADMINISTRATIVE	14	.48	.42	.34	.54	.61	.51	.41	.64
TOTAL OPER EXP	13	4.60	4.45	3.77	6.17	5.55	5.22	4.25	6.93
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	5	2.54	2.64	1.06	4.07				
TOTAL CONTRACT	5	.80	.90	.19	1.26				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15851	11
AVG SQFT/RETAIL TENANT	4135	10
AVG SQFT/OFFICE WORKER	175	12
AVG % OFFICE OCCUPANCY	96.8	15
AVG % RETAIL OCCUPANCY	100.0	11
AVG $ RATE YR-END RENT	11.39	4
RENTABLE/GROSS SQFT	.83	13

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.61	4
PAYROLL	1.24	4
CONTRACT	.33	3
SUP/MAT/MISC	.11	4
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	1.81	5
PAYROLL	1.03	5
ELEVATOR	.06	5
HVAC	.33	5
ELECTRICAL	.10	4
STRUCT/ROOF	.15	2
PLUMBING	.01	4
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.20	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.62	13
ELECTRICAL	1.21	13
GAS	.06	12
FUEL OIL	.04	2
PURCH STEAM	.74	6
PURCH CH WTR		
COAL		
WATER/SEWER	.03	4
RDS/GNDS/SEC TOTAL	.10	5
RDS/GNDS TOTAL	.09	4
RDS/GNDS PAYRL	.10	3
RDS/GNDS CONTR		
RDS/GNDS OTHER	.00	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.86	5
PAYROLL	.61	4
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.54	5
CLEANING	1.24	4
REPAIR/MAINT	1.03	5
RDS/GROUNDS	.10	3
SECURITY		
ADMINISTRATIVE	.61	4
TOTAL CONTRACTS	.80	5
CLEANING	.33	3
REPAIR/MAINT	.57	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

20-29 YEARS MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	10,530,400 SQ. FT.				9,452,596 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	12	1.65	1.67	1.34	2.20	1.88	1.71	1.35	2.21
REPAIR-MAINT	12	1.45	1.19	.82	1.76	1.47	1.21	.82	1.76
UTILITIES	11	1.97	1.88	1.50	2.12	1.97	1.88	1.50	2.12
RDS/GRNDS/SEC	4	.62	.46	.19	1.09	.62	.46	.19	1.09
ADMINISTRATIVE	11	.57	.46	.29	.84	.63	.46	.32	1.01
TOTAL OPER EXP	11	5.38	5.52	4.57	6.28	6.04	6.09	5.07	6.89
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	3	2.27	2.33						
TOTAL CONTRACT	3	1.17	1.10						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	28416	10
AVG SQFT/RETAIL TENANT	4621	8
AVG SQFT/OFFICE WORKER	173	10
AVG % OFFICE OCCUPANCY	99.0	11
AVG % RETAIL OCCUPANCY	100.0	8
AVG $ RATE YR-END RENT	14.91	2
RENTABLE/GROSS SQFT	.76	11

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.64	3
PAYROLL	.97	3
CONTRACT	.59	2
SUP/MAT/MISC	.10	3
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	1.56	3
PAYROLL	.83	3
ELEVATOR	.17	3
HVAC	.35	3
ELECTRICAL	.05	3
STRUCT/ROOF	.06	2
PLUMBING	.01	3
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.06	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.97	11
ELECTRICAL	1.59	11
GAS	.02	6
FUEL OIL		
PURCH STEAM	.46	6
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	.32	3
RDS/GNDS TOTAL	.05	3
RDS/GNDS PAYRL	.04	3
RDS/GNDS CONTR		
RDS/GNDS OTHER	.01	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	2
SEC PAYROLL	.26	2
SEC CONTRACTS		
SEC OTHER	.01	2
ADMIN TOTAL	.36	3
PAYROLL	.25	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.04	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.27	3
CLEANING	.97	3
REPAIR/MAINT	.83	3
RDS/GROUNDS	.04	3
SECURITY	.26	2
ADMINISTRATIVE	.25	3
TOTAL CONTRACTS	1.17	3
CLEANING	.59	2
REPAIR/MAINT	.86	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

30-39 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	19 BLDS	2,390,802 SQ. FT.				2,022,093 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					8.86	8.35		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	9.62	9.81						
MISCELLANEOUS									
TOTAL INCOME	3	9.62	9.81						
EXPENSE									
CLEANING	8	1.17	.95	.88	1.78	1.22	1.03	.89	1.78
REPAIR-MAINT	10	1.02	1.10	.84	1.62	1.06	1.17	.84	1.62
UTILITIES	9	1.18	1.47	.99	1.80	1.18	1.47	.99	1.80
RDS/GRNDS/SEC	5	1.06	1.28	.50	1.95	1.12	1.28	.53	1.95
ADMINISTRATIVE	8	.88	.43	.29	.90	1.06	.47	.30	1.01
TOTAL OPER EXP	8	4.36	3.60	3.37	7.24	5.17	4.23	3.50	7.66
FIXED EXPENSES	4	.12	.04	.02	.37	.13	.04	.02	.37
TOTAL OPER+FIX	3	6.69	7.12			7.06	7.67		
LEASING EXP	2	.84	.40						
TOTAL PAYROLL	4	2.06	2.32	1.03	4.18				
TOTAL CONTRACT	4	2.10	.76	.40	1.96				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	35512	9
AVG SQFT/RETAIL TENANT	12804	6
AVG SQFT/OFFICE WORKER	334	10
AVG % OFFICE OCCUPANCY	95.0	10
AVG % RETAIL OCCUPANCY	100.0	6
AVG $ RATE YR-END RENT	8.67	4
RENTABLE/GROSS SQFT	.79	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.38	3	**UTILITIES TOTAL**	1.18	8	SECURITY TOTAL	.63	4	**FIXED EXP TOTAL**			**TOTAL PAYROLL**	2.06	4
PAYROLL	.46	2	ELECTRICAL	.92	8	SEC PAYROLL	.49	2	REAL ESTATE TAX			CLEANING	.46	2
CONTRACT	.85	3	GAS	.02	7	SEC CONTRACTS	.63	2	BUILDING INS	.06	4	REPAIR/MAINT	.92	4
SUP/MAT/MISC	.09	2	FUEL OIL			SEC OTHER	.04	3	PERS PROP TAX			RDS/GROUNDS	1.23	2
TRASH REMOVAL	.05	3	PURCH STEAM	.26	3	**ADMIN TOTAL**	.84	3	OTHER TAX			SECURITY	.49	2
REPR/MAINT TOTAL	1.86	4	PURCH CH WTR			PAYROLL	.44	3	**LEASING EXPENSES**	.84	2	ADMINISTRATIVE	.44	3
PAYROLL	.92	4	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	2.10	4
ELEVATOR	.14	4	WATER/SEWER	.11	4	PROF FEES			COMMISSIONS			CLEANING	.85	3
HVAC	.16	3	**RDS/GNDS/SEC TOTAL**	1.04	4	GEN OFC EXP	.10	3	PROF FEES			REPAIR/MAINT	.65	4
ELECTRICAL	.09	3	RDS/GNDS TOTAL	.46	3	OTHER ADM EXP	.17	3	TENANT ALTS			RDS/GROUNDS	.10	3
STRUCT/ROOF			RDS/GNDS PAYRL	1.23	2				BUY-OUTS			SECURITY	.63	2
PLUMBING	.11	3	RDS/GNDS CONTR	.10	3				OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS OTHER	.08	2									
OTHER MAINT/SUP	.29	4												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

30-39 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	114,816 SQ. FT.				114,816 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					9.06	9.15		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	9.06	9.15						
MISCELLANEOUS									
TOTAL INCOME	2	9.06	9.15						
EXPENSE									
CLEANING	3	1.14	.89			1.14	.89		
REPAIR-MAINT	4	.94	1.23	.43	1.71	.94	1.23	.43	1.71
UTILITIES	4	1.50	1.56	1.12	1.91	1.50	1.56	1.12	1.91
RDS/GRNDS/SEC	4	1.32	1.59	.70	1.95	1.32	1.59	.70	1.95
ADMINISTRATIVE	2	.30	.30			.30	.30		
TOTAL OPER EXP	3	4.41	3.34			4.41	3.34		
FIXED EXPENSES	3	.24	.02			.24	.02		
TOTAL OPER+FIX	2	5.56	5.52			5.56	5.52		
LEASING EXP									
TOTAL PAYROLL	3	2.96	3.07						
TOTAL CONTRACT	3	.80	.51						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5409	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	231	4
AVG % OFFICE OCCUPANCY	100.0	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.76	3
RENTABLE/GROSS SQFT	.76	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.58	2	**UTILITIES TOTAL**	1.62	3	SECURITY TOTAL	.41	3	**FIXED EXP TOTAL**			**TOTAL PAYROLL**	2.96	3
PAYROLL			ELECTRICAL	1.23	3	SEC PAYROLL	.49	2	REAL ESTATE TAX			CLEANING		
CONTRACT	.40	2	GAS	.30	2	SEC CONTRACTS			BUILDING INS	.05	3	REPAIR/MAINT	.96	3
SUP/MAT/MISC			FUEL OIL			SEC OTHER	.06	2	PERS PROP TAX			RDS/GROUNDS	1.23	2
TRASH REMOVAL	.06	2	PURCH STEAM			**ADMIN TOTAL**	.30	2	OTHER TAX			SECURITY	.49	2
REPR/MAINT TOTAL	1.42	3	PURCH CH WTR			PAYROLL	.23	2	**LEASING EXPENSES**			ADMINISTRATIVE	.23	2
PAYROLL	.96	3	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	.80	3
ELEVATOR	.07	3	WATER/SEWER	.09	3	PROF FEES			COMMISSIONS			CLEANING	.40	2
HVAC	.19	2	**RDS/GNDS/SEC TOTAL**	1.33	3	GEN OFC EXP	.07	2	PROF FEES			REPAIR/MAINT	.23	3
ELECTRICAL	.03	2	RDS/GNDS TOTAL	1.40	2	OTHER ADM EXP	.01	2	TENANT ALTS			RDS/GROUNDS	.06	2
STRUCT/ROOF			RDS/GNDS PAYRL	1.23	2				BUY-OUTS			SECURITY		
PLUMBING	.02	2	RDS/GNDS CONTR	.08	2				OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS OTHER	.08	2									
OTHER MAINT/SUP	.22	3												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

40-49 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	21 BLDS	10,586,181 SQ. FT.				8,867,726 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					9.59	9.60		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	9.60	9.59						
MISCELLANEOUS									
TOTAL INCOME	2	9.60	9.59						
EXPENSE									
CLEANING	16	1.14	1.26	.93	1.86	1.17	1.28	.93	1.86
REPAIR-MAINT	20	.80	1.07	.62	1.55	.82	1.11	.62	1.56
UTILITIES	16	1.63	1.42	.85	1.74	1.63	1.42	.85	1.74
RDS/GRNDS/SEC	2	.15	.15			.16	.16		
ADMINISTRATIVE	20	.35	.52	.19	.69	.42	.60	.23	.81
TOTAL OPER EXP	16	5.47	4.42	4.02	5.89	6.52	5.72	4.53	7.10
FIXED EXPENSES	2	1.11	1.09			1.15	1.16		
TOTAL OPER+FIX	2	5.31	5.29			5.46	5.49		
LEASING EXP									
TOTAL PAYROLL	2	.21	.21						
TOTAL CONTRACT	2	1.26	1.24						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	58654	21
AVG SQFT/RETAIL TENANT	9017	12
AVG SQFT/OFFICE WORKER	196	21
AVG % OFFICE OCCUPANCY	99.7	21
AVG % RETAIL OCCUPANCY	100.0	12
AVG $ RATE YR-END RENT	9.21	2
RENTABLE/GROSS SQFT	.78	10

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.75	2
PAYROLL		
CONTRACT	.52	2
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.67	11
ELECTRICAL	1.19	11
GAS	.15	5
FUEL OIL		
PURCH STEAM	.52	7
PURCH CH WTR		
COAL		
WATER/SEWER	.07	2
RDS/GNDS/SEC TOTAL	.15	2
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.59	2
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS	.13	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.21	2
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.26	2
CLEANING	.52	2
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

40-49 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	243,133 SQ. FT.				200,171 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	8	1.63	1.54	1.17	2.10	1.63	1.54	1.17	2.12
REPAIR-MAINT	9	1.28	1.34	.86	2.01	1.28	1.34	.87	2.01
UTILITIES	8	.96	.95	.82	1.42	.96	.95	.82	1.42
RDS/GRNDS/SEC									
ADMINISTRATIVE	9	.45	.49	.33	.66	.55	.62	.38	.75
TOTAL OPER EXP	8	4.56	4.53	3.96	5.71	5.49	5.38	4.42	7.01
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2399	9
AVG SQFT/RETAIL TENANT	261	2
AVG SQFT/OFFICE WORKER	219	9
AVG % OFFICE OCCUPANCY	97.1	9
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.75	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.06	3
ELECTRICAL	.75	3
GAS	.30	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

40-49 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	564,785 SQ. FT.				474,452 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.62	1.86			1.63	1.86		
REPAIR-MAINT	3	.80	.77			.80	.77		
UTILITIES	2	1.29	1.13			1.29	1.13		
RDS/GRNDS/SEC									
ADMINISTRATIVE	2	.20	.19			.23	.23		
TOTAL OPER EXP	2	4.38	4.36			5.71	5.75		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16545	3
AVG SQFT/RETAIL TENANT	430	2
AVG SQFT/OFFICE WORKER	255	3
AVG % OFFICE OCCUPANCY	99.4	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.29	2
ELECTRICAL	.91	2
GAS		
FUEL OIL		
PURCH STEAM	.38	2
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

40-49 YEARS 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,093,365 SQ. FT.				940,797 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.28	1.16			1.30	1.16		
REPAIR-MAINT	3	1.48	1.74			1.50	1.74		
UTILITIES	3	1.52	1.69			1.52	1.69		
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	1.93	2.30			2.25	2.58		
TOTAL OPER EXP	3	6.21	7.33			7.22	8.21		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	46873	3
AVG SQFT/RETAIL TENANT	1357	3
AVG SQFT/OFFICE WORKER	240	3
AVG % OFFICE OCCUPANCY	96.7	3
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.52	3
ELECTRICAL	1.06	3
GAS		
FUEL OIL		
PURCH STEAM	.60	2
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

40-49 YEARS MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	8,500,744 SQ. FT.				7,119,846 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	2	.83	.82			.86	.84		
REPAIR-MAINT	3	.22	.03			.23	.03		
UTILITIES									
RDS/GRNDS/SEC									
ADMINISTRATIVE	4	.15	.09	.03	.68	.18	.10	.04	.82
TOTAL OPER EXP									
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	710976	4
AVG SQFT/RETAIL TENANT	19289	4
AVG SQFT/OFFICE WORKER	176	4
AVG % OFFICE OCCUPANCY	99.9	4
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.78	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

50 OR MORE YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	130 BLDS	19,073,666 SQ. FT.				15,896,690 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					7.23	6.74	5.48	7.48
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	12.23	10.12	6.65	13.35				
MISCELLANEOUS									
TOTAL INCOME	7	12.23	10.12	6.65	13.35				
EXPENSE									
CLEANING	121	1.52	1.45	1.04	1.85	1.52	1.45	1.04	1.85
REPAIR-MAINT	129	1.41	1.23	.86	1.70	1.42	1.25	.86	1.71
UTILITIES	116	1.27	.98	.77	1.40	1.27	.98	.77	1.40
RDS/GRNDS/SEC	19	.33	.28	.13	1.02	.38	.32	.16	1.03
ADMINISTRATIVE	116	.50	.43	.30	.59	.60	.53	.36	.74
TOTAL OPER EXP	110	5.05	4.25	3.59	5.19	6.07	5.30	4.27	6.29
FIXED EXPENSES	7	.15	.02	.01	.10	.18	.02	.01	.13
TOTAL OPER+FIX	7	5.55	5.95	4.94	6.85	6.66	6.46	5.62	6.85
LEASING EXP	7	.08	.06	.05	.08				
TOTAL PAYROLL	16	1.86	2.26	.65	4.20				
TOTAL CONTRACT	17	1.45	1.23	.25	1.70				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10903	123
AVG SQFT/RETAIL TENANT	1162	73
AVG SQFT/OFFICE WORKER	236	123
AVG % OFFICE OCCUPANCY	94.8	130
AVG % RETAIL OCCUPANCY	100.0	74
AVG $ RATE YR-END RENT	12.75	14
RENTABLE/GROSS SQFT	.77	66

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.38	18
PAYROLL	.72	14
CONTRACT	.87	17
SUP/MAT/MISC	.03	15
TRASH REMOVAL	.03	12
REPR/MAINT TOTAL	2.30	17
PAYROLL	.82	15
ELEVATOR	.18	14
HVAC	.34	14
ELECTRICAL	.05	13
STRUCT/ROOF	.01	3
PLUMBING	.01	11
FIRE/LIFE SFTY	.01	6
OTHER MAINT/SUP	1.13	16

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.28	98
ELECTRICAL	.89	95
GAS	.15	67
FUEL OIL	.11	13
PURCH STEAM	.54	30
PURCH CH WTR		
COAL		
WATER/SEWER	.09	15
RDS/GNDS/SEC TOTAL	.34	17
RDS/GNDS TOTAL	.14	9
RDS/GNDS PAYRL	.14	8
RDS/GNDS CONTR	.06	3
RDS/GNDS OTHER	.03	9

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	13
SEC PAYROLL	.28	8
SEC CONTRACTS	.32	6
SEC OTHER	.03	10
ADMIN TOTAL	.82	17
PAYROLL	.77	11
MGMT FEES		
PROF FEES		
GEN OFC EXP	.04	7
OTHER ADM EXP	.03	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS	.09	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.08	6
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.07	6
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.86	16
CLEANING	.72	14
REPAIR/MAINT	.82	15
RDS/GROUNDS	.14	8
SECURITY	.28	8
ADMINISTRATIVE	.77	11
TOTAL CONTRACTS	1.45	17
CLEANING	.87	17
REPAIR/MAINT	.51	16
RDS/GROUNDS	.06	3
SECURITY	.32	6
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

50 OR MORE YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	51 BLDS	1,332,947 SQ. FT.				1,103,822 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					6.55	6.01		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	6.55	6.01						
MISCELLANEOUS									
TOTAL INCOME	3	6.55	6.01						
EXPENSE									
CLEANING	47	1.46	1.28	.94	2.11	1.47	1.28	.94	2.13
REPAIR-MAINT	51	1.50	1.56	1.17	1.85	1.50	1.56	1.18	1.86
UTILITIES	43	1.04	.93	.75	1.22	1.04	.93	.75	1.22
RDS/GRNDS/SEC	4	.80	1.12	.57	1.37	.80	1.12	.57	1.37
ADMINISTRATIVE	47	.54	.48	.34	.63	.65	.57	.42	.74
TOTAL OPER EXP	40	4.53	4.69	3.92	5.18	5.40	5.50	4.53	6.10
FIXED EXPENSES	4	.53	.01	.01	.75	.53	.01	.01	.75
TOTAL OPER+FIX	4	5.18	5.62	4.27	6.32	5.18	5.62	4.27	6.32
LEASING EXP									
TOTAL PAYROLL	3	4.28	3.68						
TOTAL CONTRACT	3	.20	.22						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3360	50
AVG SQFT/RETAIL TENANT	294	15
AVG SQFT/OFFICE WORKER	264	49
AVG % OFFICE OCCUPANCY	93.5	51
AVG % RETAIL OCCUPANCY	100.0	15
AVG $ RATE YR-END RENT	8.05	4
RENTABLE/GROSS SQFT	.77	24

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	2.18	3
PAYROLL	2.00	3
CONTRACT	.01	3
SUP/MAT/MISC	.14	3
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	1.43	3
PAYROLL	1.04	3
ELEVATOR		
HVAC	.05	3
ELECTRICAL	.05	3
STRUCT/ROOF		
PLUMBING	.02	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.21	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.06	26
ELECTRICAL	.83	25
GAS	.22	23
FUEL OIL	.18	5
PURCH STEAM	.43	2
PURCH CH WTR		
COAL		
WATER/SEWER	.03	4
RDS/GNDS/SEC TOTAL	1.22	3
RDS/GNDS TOTAL	.73	3
RDS/GNDS PAYRL	.62	3
RDS/GNDS CONTR	.02	2
RDS/GNDS OTHER	.09	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.49	3
SEC PAYROLL	.43	3
SEC CONTRACTS		
SEC OTHER	.06	3
ADMIN TOTAL	.25	3
PAYROLL	.20	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.04	3
OTHER ADM EXP	.01	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS	.03	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	4.28	3
CLEANING	2.00	3
REPAIR/MAINT	1.04	3
RDS/GROUNDS	.62	3
SECURITY	.43	3
ADMINISTRATIVE	.20	3
TOTAL CONTRACTS	.20	3
CLEANING	.01	3
REPAIR/MAINT	.18	3
RDS/GROUNDS	.02	2
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

50 OR MORE YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	29 BLDS	2,106,553 SQ. FT.				1,689,987 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	27	1.52	1.58	1.11	1.75	1.53	1.58	1.11	1.78
REPAIR-MAINT	29	1.28	1.10	.87	1.45	1.29	1.11	.88	1.46
UTILITIES	26	1.19	.96	.75	1.30	1.19	.96	.75	1.30
RDS/GRNDS/SEC	2	.52	.66			.52	.66		
ADMINISTRATIVE	23	.52	.42	.32	.57	.66	.53	.39	.77
TOTAL OPER EXP	25	4.26	3.94	3.46	4.66	5.30	5.06	4.47	6.36
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	2	.46	.41						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5758	28
AVG SQFT/RETAIL TENANT	638	23
AVG SQFT/OFFICE WORKER	288	29
AVG % OFFICE OCCUPANCY	93.2	29
AVG % RETAIL OCCUPANCY	100.0	23
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.76	14

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.23	2
PAYROLL		
CONTRACT	.29	2
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	.77	2
PAYROLL		
ELEVATOR	.03	2
HVAC	.05	2
ELECTRICAL	.03	2
STRUCT/ROOF		
PLUMBING	.02	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.21	25
ELECTRICAL	.85	24
GAS	.20	16
FUEL OIL	.26	3
PURCH STEAM	1.40	4
PURCH CH WTR		
COAL		
WATER/SEWER	.24	2
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.46	2
CLEANING	.29	2
REPAIR/MAINT	.16	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

50 OR MORE YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	30 BLDS	5,013,968 SQ. FT.				4,100,013 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	11.66	13.31						
MISCELLANEOUS									
TOTAL INCOME	2	11.66	13.31						
EXPENSE									
CLEANING	29	1.34	1.19	.90	1.65	1.35	1.21	.91	1.67
REPAIR-MAINT	30	1.17	.98	.71	1.40	1.18	1.00	.72	1.41
UTILITIES	28	1.08	.91	.76	1.41	1.08	.91	.76	1.41
RDS/GRNDS/SEC	6	.45	.13	.11	.77	.53	.16	.14	.78
ADMINISTRATIVE	27	.41	.35	.24	.54	.50	.48	.27	.62
TOTAL OPER EXP	27	4.20	3.86	3.18	5.31	5.15	5.02	3.76	6.56
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	5	2.06	2.49	.25	3.32				
TOTAL CONTRACT	6	1.71	1.51	1.22	2.16				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8752	26
AVG SQFT/RETAIL TENANT	601	22
AVG SQFT/OFFICE WORKER	230	26
AVG % OFFICE OCCUPANCY	92.8	30
AVG % RETAIL OCCUPANCY	100.0	23
AVG $ RATE YR-END RENT	10.87	5
RENTABLE/GROSS SQFT	.80	18

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.35	6
PAYROLL	.92	4
CONTRACT	.58	6
SUP/MAT/MISC	.05	5
TRASH REMOVAL	.07	5
REPR/MAINT TOTAL	1.70	6
PAYROLL	.91	5
ELEVATOR	.17	6
HVAC	.50	6
ELECTRICAL	.05	5
STRUCT/ROOF	.02	2
PLUMBING	.02	5
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.14	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.08	28
ELECTRICAL	.83	28
GAS	.08	18
FUEL OIL	.07	5
PURCH STEAM	.39	12
PURCH CH WTR		
COAL		
WATER/SEWER	.11	4
RDS/GNDS/SEC TOTAL	.45	6
RDS/GNDS TOTAL	.10	4
RDS/GNDS PAYRL	.09	3
RDS/GNDS CONTR		
RDS/GNDS OTHER	.04	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.86	3
SEC PAYROLL		
SEC CONTRACTS	.81	3
SEC OTHER	.06	3
ADMIN TOTAL	.50	6
PAYROLL	.62	4
MGMT FEES		
PROF FEES		
GEN OFC EXP	.03	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.06	5
CLEANING	.92	4
REPAIR/MAINT	.91	5
RDS/GROUNDS	.09	3
SECURITY		
ADMINISTRATIVE	.62	4
TOTAL CONTRACTS	1.71	6
CLEANING	.58	6
REPAIR/MAINT	.74	6
RDS/GROUNDS		
SECURITY	.81	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

50 OR MORE YEARS 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	5,478,845 SQ. FT.				4,319,879 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	13.12	13.07						
MISCELLANEOUS									
TOTAL INCOME	2	13.12	13.07						
EXPENSE									
CLEANING	13	1.75	1.55	1.26	1.97	1.76	1.57	1.27	1.99
REPAIR-MAINT	13	1.41	1.28	.85	1.71	1.42	1.28	.85	1.74
UTILITIES	13	1.50	1.56	1.12	1.87	1.50	1.56	1.12	1.89
RDS/GRNDS/SEC	4	.28	.28	.21	.36	.36	.32	.24	.49
ADMINISTRATIVE	12	.38	.42	.30	.50	.48	.53	.39	.62
TOTAL OPER EXP	13	5.33	4.64	4.31	5.63	6.76	6.25	5.20	6.89
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP	2	.04	.04						
TOTAL PAYROLL	4	1.40	1.34	.83	2.04				
TOTAL CONTRACT	4	1.45	1.51	1.15	1.83				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15247	12
AVG SQFT/RETAIL TENANT	2209	10
AVG SQFT/OFFICE WORKER	252	13
AVG % OFFICE OCCUPANCY	95.8	13
AVG % RETAIL OCCUPANCY	100.0	10
AVG $ RATE YR-END RENT	12.71	3
RENTABLE/GROSS SQFT	.76	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.18	4
PAYROLL	.14	3
CONTRACT	1.05	4
SUP/MAT/MISC	.02	3
TRASH REMOVAL	.03	2
REPR/MAINT TOTAL	1.57	4
PAYROLL	.94	4
ELEVATOR	.21	4
HVAC	.05	2
ELECTRICAL	.10	2
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.34	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.50	13
ELECTRICAL	1.02	13
GAS	.18	9
FUEL OIL		
PURCH STEAM	.53	8
PURCH CH WTR		
COAL		
WATER/SEWER	.08	4
RDS/GNDS/SEC TOTAL	.28	4
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.28	4
SEC PAYROLL	.30	2
SEC CONTRACTS	.21	2
SEC OTHER	.02	2
ADMIN TOTAL	.46	4
PAYROLL	.40	2
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.04	2
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.04	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.40	4
CLEANING	.14	3
REPAIR/MAINT	.94	4
RDS/GROUNDS		
SECURITY	.30	2
ADMINISTRATIVE	.40	2
TOTAL CONTRACTS	1.45	4
CLEANING	1.05	4
REPAIR/MAINT	.29	4
RDS/GROUNDS		
SECURITY	.21	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

50 OR MORE YEARS MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	4,479,480 SQ. FT.				4,126,086 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	4	1.51	1.22	1.20	1.74	1.51	1.23	1.21	1.74
REPAIR-MAINT	5	1.89	.86	.37	3.77	1.90	.87	.37	3.77
UTILITIES	5	1.31	1.19	.64	2.09	1.31	1.19	.64	2.09
RDS/GRNDS/SEC	2	.30	.30			.30	.30		
ADMINISTRATIVE	6	.74	.42	.07	1.29	.80	.42	.08	1.29
TOTAL OPER EXP	4	7.02	5.71	3.41	9.99	7.33	6.12	3.54	10.39
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	2	2.63	2.43						
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	72058	6
AVG SQFT/RETAIL TENANT	3052	3
AVG SQFT/OFFICE WORKER	217	5
AVG % OFFICE OCCUPANCY	96.1	6
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.77	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.76	2
PAYROLL	1.20	2
CONTRACT		
SUP/MAT/MISC	.02	2
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.31	5
ELECTRICAL	.75	4
GAS		
FUEL OIL		
PURCH STEAM	.58	4
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.30	2
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	1.03	2
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.83	2
CLEANING	1.20	2
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Location/Size Analysis

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	445 BLDS	68,782,321 SQ. FT.				59,150,158 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	21					11.34	8.88	7.02	9.32
RETAIL AREA	5	18.88	20.00	8.64	23.44				
OTHER AREA									
TOTAL RENT	25	12.05	8.98	7.28	12.39				
MISCELLANEOUS									
TOTAL INCOME	25	12.05	8.98	7.28	12.39				
EXPENSE									
CLEANING	349	1.48	1.35	1.02	1.76	1.51	1.37	1.03	1.79
REPAIR-MAINT	442	1.25	1.20	.85	1.70	1.27	1.23	.85	1.73
UTILITIES	416	1.54	1.27	.90	1.70	1.54	1.28	.90	1.70
RDS/GRNDS/SEC	187	.41	.21	.08	.90	.45	.24	.09	.93
ADMINISTRATIVE	407	.52	.46	.32	.64	.60	.56	.38	.77
TOTAL OPER EXP	331	4.96	4.46	3.73	5.53	5.77	5.42	4.32	6.64
FIXED EXPENSES	32	1.39	.04	.02	.21	1.46	.04	.02	.22
TOTAL OPER+FIX	29	6.72	5.54	3.93	7.07	7.07	5.68	3.93	7.25
LEASING EXP	15	.12	.06	.04	.11				
TOTAL PAYROLL	100	2.02	1.85	.50	3.32				
TOTAL CONTRACT	105	1.12	1.02	.33	1.61				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10994	419
AVG SQFT/RETAIL TENANT	2928	205
AVG SQFT/OFFICE WORKER	200	425
AVG % OFFICE OCCUPANCY	97.4	444
AVG % RETAIL OCCUPANCY	98.1	207
AVG $ RATE YR-END RENT	13.80	69
RENTABLE/GROSS SQFT	.79	277

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.35	103
PAYROLL	.91	86
CONTRACT	.67	53
SUP/MAT/MISC	.09	89
TRASH REMOVAL	.04	69
REPR/MAINT TOTAL	1.74	96
PAYROLL	.87	88
ELEVATOR	.14	88
HVAC	.32	43
ELECTRICAL	.06	36
STRUCT/ROOF	.10	56
PLUMBING	.02	34
FIRE/LIFE SFTY	.09	25
OTHER MAINT/SUP	.46	92

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.56	383
ELECTRICAL	1.23	379
GAS	.10	293
FUEL OIL	.08	109
PURCH STEAM	.48	75
PURCH CH WTR	.66	6
COAL		
WATER/SEWER	.08	179
RDS/GNDS/SEC TOTAL	.39	103
RDS/GNDS TOTAL	.15	78
RDS/GNDS PAYRL	.13	69
RDS/GNDS CONTR	.04	57
RDS/GNDS OTHER	.04	70

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.46	74
SEC PAYROLL	.34	57
SEC CONTRACTS	.31	64
SEC OTHER	.03	62
ADMIN TOTAL	.82	99
PAYROLL	.46	82
MGMT FEES	.15	4
PROF FEES	.05	4
GEN OFC EXP	.03	22
OTHER ADM EXP	.06	59

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.96	5
REAL ESTATE TAX	1.86	5
BUILDING INS	1.16	29
PERS PROP TAX		
OTHER TAX	.14	3
LEASING EXPENSES	.12	14
ADV/PROMOTION	.01	3
COMMISSIONS	.02	2
PROF FEES	.02	2
TENANT ALTS	.14	11
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.02	100
CLEANING	.91	86
REPAIR/MAINT	.87	88
RDS/GROUNDS	.13	69
SECURITY	.34	57
ADMINISTRATIVE	.46	82
TOTAL CONTRACTS	1.12	105
CLEANING	.67	53
REPAIR/MAINT	.53	93
RDS/GROUNDS	.04	57
SECURITY	.31	64
ADMINISTRATIVE	.10	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	96 BLDS	2,651,466 SQ. FT.				2,262,606 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					7.09	6.41	5.48	7.55
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	7.09	6.41	5.48	7.55				
MISCELLANEOUS									
TOTAL INCOME	4	7.09	6.41	5.48	7.55				
EXPENSE									
CLEANING	90	1.46	1.35	.96	2.11	1.47	1.36	.96	2.19
REPAIR-MAINT	95	1.55	1.63	1.17	1.97	1.56	1.63	1.18	2.02
UTILITIES	85	1.23	1.14	.84	1.46	1.23	1.14	.84	1.46
RDS/GRNDS/SEC	11	1.13	1.27	.68	1.53	1.13	1.27	.68	1.53
ADMINISTRATIVE	84	.59	.50	.34	.71	.70	.61	.40	.80
TOTAL OPER EXP	80	5.02	4.80	4.01	5.89	5.83	5.78	4.62	6.84
FIXED EXPENSES	8	.57	.02	.01	1.09	.57	.02	.01	1.09
TOTAL OPER+FIX	7	6.80	7.73	4.63	8.20	6.80	7.73	4.63	8.20
LEASING EXP	2	.06	.06						
TOTAL PAYROLL	8	3.90	3.73	3.09	5.45				
TOTAL CONTRACT	10	1.11	.60	.29	1.63				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2991	91
AVG SQFT/RETAIL TENANT	438	36
AVG SQFT/OFFICE WORKER	234	94
AVG % OFFICE OCCUPANCY	94.7	96
AVG % RETAIL OCCUPANCY	100.0	36
AVG $ RATE YR-END RENT	6.63	6
RENTABLE/GROSS SQFT	.77	48

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.39	10
PAYROLL	2.56	4
CONTRACT	.52	10
SUP/MAT/MISC	.13	4
TRASH REMOVAL	.05	10
REPR/MAINT TOTAL	1.60	9
PAYROLL	1.45	6
ELEVATOR	.08	6
HVAC	.21	7
ELECTRICAL	.03	4
STRUCT/ROOF		
PLUMBING	.01	4
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.25	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.26	64
ELECTRICAL	1.05	63
GAS	.23	42
FUEL OIL	.19	9
PURCH STEAM	.43	2
PURCH CH WTR		
COAL		
WATER/SEWER	.06	11
RDS/GNDS/SEC TOTAL	1.21	9
RDS/GNDS TOTAL	.56	6
RDS/GNDS PAYRL	.83	5
RDS/GNDS CONTR	.01	3
RDS/GNDS OTHER	.04	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.83	7
SEC PAYROLL	.49	4
SEC CONTRACTS	1.07	3
SEC OTHER	.06	4
ADMIN TOTAL	.89	7
PAYROLL	.82	7
MGMT FEES		
PROF FEES		
GEN OFC EXP	.05	7
OTHER ADM EXP	.02	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.09	2
REAL ESTATE TAX	.99	2
BUILDING INS	.04	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	3.90	8
CLEANING	2.56	4
REPAIR/MAINT	1.45	6
RDS/GROUNDS	.83	5
SECURITY	.49	4
ADMINISTRATIVE	.82	7
TOTAL CONTRACTS	1.11	10
CLEANING	.52	10
REPAIR/MAINT	.24	9
RDS/GROUNDS	.01	3
SECURITY	1.07	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Location/Size Analysis

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	61 BLDS	4,536,486 SQ. FT.				3,790,332 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					8.62	8.97	8.87	9.32
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	8.63	8.96	8.87	9.32				
MISCELLANEOUS									
TOTAL INCOME	6	8.63	8.96	8.87	9.32				
EXPENSE									
CLEANING	56	1.52	1.42	1.08	1.66	1.53	1.44	1.08	1.70
REPAIR-MAINT	61	1.26	1.07	.83	1.66	1.27	1.10	.85	1.68
UTILITIES	56	1.43	1.25	.86	1.85	1.43	1.25	.86	1.85
RDS/GRNDS/SEC	12	.45	.25	.06	.78	.45	.25	.06	.80
ADMINISTRATIVE	51	.52	.45	.34	.59	.63	.57	.41	.76
TOTAL OPER EXP	55	4.66	4.34	3.90	5.39	5.56	5.30	4.55	6.88
FIXED EXPENSES	7	.37	.03	.03	.04	.37	.03	.03	.04
TOTAL OPER+FIX	7	5.30	5.47	4.17	6.10	5.35	5.47	4.17	6.31
LEASING EXP									
TOTAL PAYROLL	9	1.54	.74	.21	4.02				
TOTAL CONTRACT	12	.97	.54	.21	1.60				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5557	59
AVG SQFT/RETAIL TENANT	779	45
AVG SQFT/OFFICE WORKER	239	60
AVG % OFFICE OCCUPANCY	95.9	61
AVG % RETAIL OCCUPANCY	100.0	45
AVG $ RATE YR-END RENT	8.50	6
RENTABLE/GROSS SQFT	.75	36

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.07	12
PAYROLL	.73	8
CONTRACT	.45	12
SUP/MAT/MISC	.21	8
TRASH REMOVAL	.02	8
REPR/MAINT TOTAL	1.16	7
PAYROLL	1.22	4
ELEVATOR	.14	7
HVAC	.18	7
ELECTRICAL	.04	6
STRUCT/ROOF		
PLUMBING	.02	6
FIRE/LIFE SFTY	.05	4
OTHER MAINT/SUP	.13	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.45	54
ELECTRICAL	1.17	53
GAS	.17	34
FUEL OIL	.16	10
PURCH STEAM	.74	9
PURCH CH WTR	.30	2
COAL		
WATER/SEWER	.14	11
RDS/GNDS/SEC TOTAL	.54	10
RDS/GNDS TOTAL	.33	4
RDS/GNDS PAYRL	.39	3
RDS/GNDS CONTR	.02	2
RDS/GNDS OTHER	.03	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.94	4
SEC PAYROLL		
SEC CONTRACTS	1.03	3
SEC OTHER		
ADMIN TOTAL	.84	9
PAYROLL	.86	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.05	3
OTHER ADM EXP	.02	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS	.06	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.54	9
CLEANING	.73	8
REPAIR/MAINT	1.22	4
RDS/GROUNDS	.39	3
SECURITY		
ADMINISTRATIVE	.86	3
TOTAL CONTRACTS	.97	12
CLEANING	.45	12
REPAIR/MAINT	.41	7
RDS/GROUNDS	.02	2
SECURITY	1.03	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	90 BLDS	16,161,217 SQ. FT.				13,617,045 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					9.27	8.90	7.91	9.13
RETAIL AREA	2	8.37	15.26						
OTHER AREA									
TOTAL RENT	9	10.53	9.14	8.92	13.31				
MISCELLANEOUS									
TOTAL INCOME	9	10.53	9.14	8.92	13.31				
EXPENSE									
CLEANING	87	1.35	1.27	.90	1.65	1.37	1.29	.91	1.65
REPAIR-MAINT	90	1.22	1.10	.77	1.51	1.24	1.11	.77	1.52
UTILITIES	85	1.32	1.26	.85	1.56	1.32	1.26	.85	1.56
RDS/GRNDS/SEC	21	.35	.12	.04	.66	.39	.14	.04	.71
ADMINISTRATIVE	82	.50	.47	.32	.61	.58	.56	.37	.75
TOTAL OPER EXP	84	4.54	4.23	3.55	5.25	5.32	5.11	4.05	6.33
FIXED EXPENSES	10	.07	.04	.03	.06	.07	.04	.03	.06
TOTAL OPER+FIX	9	5.23	4.96	3.76	6.43	5.32	4.96	3.76	6.60
LEASING EXP	5	.36	.14	.04	1.10				
TOTAL PAYROLL	21	2.00	1.78	.25	3.32				
TOTAL CONTRACT	21	1.22	1.01	.33	1.96				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8300	79
AVG SQFT/RETAIL TENANT	2244	69
AVG SQFT/OFFICE WORKER	219	80
AVG % OFFICE OCCUPANCY	95.9	90
AVG % RETAIL OCCUPANCY	100.0	69
AVG $ RATE YR-END RENT	14.81	19
RENTABLE/GROSS SQFT	.80	66

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.29	20
PAYROLL	.95	17
CONTRACT	.48	17
SUP/MAT/MISC	.12	18
TRASH REMOVAL	.04	15
REPR/MAINT TOTAL	1.81	17
PAYROLL	.96	17
ELEVATOR	.14	15
HVAC	.42	16
ELECTRICAL	.04	14
STRUCT/ROOF	.04	4
PLUMBING	.02	13
FIRE/LIFE SFTY	.04	8
OTHER MAINT/SUP	.25	17

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.32	85
ELECTRICAL	1.11	84
GAS	.09	53
FUEL OIL	.08	8
PURCH STEAM	.42	26
PURCH CH WTR	.32	3
COAL		
WATER/SEWER	.08	18
RDS/GNDS/SEC TOTAL	.35	21
RDS/GNDS TOTAL	.07	14
RDS/GNDS PAYRL	.07	9
RDS/GNDS CONTR	.04	5
RDS/GNDS OTHER	.01	9

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.82	7
SEC PAYROLL		
SEC CONTRACTS	.77	7
SEC OTHER	.04	7
ADMIN TOTAL	.57	21
PAYROLL	.55	15
MGMT FEES	.12	3
PROF FEES		
GEN OFC EXP	.03	6
OTHER ADM EXP	.06	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS	.04	9
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.36	5
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.36	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.00	21
CLEANING	.95	17
REPAIR/MAINT	.96	17
RDS/GROUNDS	.07	9
SECURITY		
ADMINISTRATIVE	.55	15
TOTAL CONTRACTS	1.22	21
CLEANING	.48	17
REPAIR/MAINT	.63	16
RDS/GROUNDS	.04	5
SECURITY	.77	7
ADMINISTRATIVE	.12	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Location/Size Analysis

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	49 BLDS	20,270,161 SQ. FT.				16,666,056 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					14.51	11.50		
RETAIL AREA	2	21.81	22.03						
OTHER AREA									
TOTAL RENT	6	13.74	12.57	11.50	13.40				
MISCELLANEOUS									
TOTAL INCOME	6	13.74	12.57	11.50	13.40				
EXPENSE									
CLEANING	46	1.50	1.40	1.11	1.76	1.52	1.44	1.14	1.80
REPAIR-MAINT	48	1.27	1.16	.85	1.52	1.30	1.17	.86	1.56
UTILITIES	47	1.63	1.56	1.15	1.97	1.63	1.56	1.15	1.97
RDS/GRNDS/SEC	12	.23	.16	.08	.28	.29	.23	.14	.44
ADMINISTRATIVE	45	.51	.42	.30	.55	.62	.48	.36	.66
TOTAL OPER EXP	46	4.97	4.64	3.88	5.49	5.92	5.57	4.71	6.63
FIXED EXPENSES	3	.62	.19			.92	.21		
TOTAL OPER+FIX	2	5.56	5.42			6.45	6.45		
LEASING EXP	5	.03	.03	.02	.05				
TOTAL PAYROLL	12	1.73	1.19	.72	2.45				
TOTAL CONTRACT	12	1.24	1.20	.89	1.54				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14691	43
AVG SQFT/RETAIL TENANT	3675	39
AVG SQFT/OFFICE WORKER	176	46
AVG % OFFICE OCCUPANCY	98.0	49
AVG % RETAIL OCCUPANCY	99.1	41
AVG $ RATE YR-END RENT	13.42	9
RENTABLE/GROSS SQFT	.90	32

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.35	10
PAYROLL	.82	7
CONTRACT	.76	9
SUP/MAT/MISC	.07	8
TRASH REMOVAL	.04	7
REPR/MAINT TOTAL	1.55	12
PAYROLL	.95	10
ELEVATOR	.15	11
HVAC	.22	9
ELECTRICAL	.09	8
STRUCT/ROOF	.10	5
PLUMBING	.02	8
FIRE/LIFE SFTY	.17	7
OTHER MAINT/SUP	.22	12

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.63	46
ELECTRICAL	1.23	46
GAS	.12	30
FUEL OIL	.10	4
PURCH STEAM	.53	23
PURCH CH WTR		
COAL		
WATER/SEWER	.06	11
RDS/GNDS/SEC TOTAL	.23	12
RDS/GNDS TOTAL	.10	7
RDS/GNDS PAYRL	.09	5
RDS/GNDS CONTR	.12	2
RDS/GNDS OTHER	.00	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.30	7
SEC PAYROLL	.26	3
SEC CONTRACTS	.30	4
SEC OTHER	.03	3
ADMIN TOTAL	.49	12
PAYROLL	.50	9
MGMT FEES		
PROF FEES		
GEN OFC EXP	.02	4
OTHER ADM EXP	.02	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS	.06	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.03	5
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.04	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.73	12
CLEANING	.82	7
REPAIR/MAINT	.96	10
RDS/GROUNDS	.09	5
SECURITY	.26	3
ADMINISTRATIVE	.50	9
TOTAL CONTRACTS	1.24	12
CLEANING	.76	9
REPAIR/MAINT	.54	12
RDS/GROUNDS	.12	2
SECURITY	.30	4
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	23 BLDS	20,811,079 SQ. FT.				18,555,214 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	20	1.63	1.39	1.20	1.96	1.67	1.41	1.23	1.99
REPAIR-MAINT	22	1.33	.98	.78	1.47	1.38	1.00	.79	1.53
UTILITIES	20	1.70	1.66	1.28	2.02	1.70	1.66	1.28	2.02
RDS/GRNDS/SEC	7	.47	.36	.27	.47	.48	.36	.28	.47
ADMINISTRATIVE	22	.66	.48	.27	1.10	.67	.53	.28	1.29
TOTAL OPER EXP	19	5.44	5.47	4.18	6.28	6.06	5.85	4.67	6.93
FIXED EXPENSES	2	3.43	2.75			3.60	2.97		
TOTAL OPER+FIX	2	9.09	8.50			9.54	8.94		
LEASING EXP									
TOTAL PAYROLL	5	2.41	2.33	1.03	3.63				
TOTAL CONTRACT	4	1.17	1.14	1.09	1.29				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	36073	21
AVG SQFT/RETAIL TENANT	5767	16
AVG SQFT/OFFICE WORKER	194	19
AVG % OFFICE OCCUPANCY	96.2	22
AVG % RETAIL OCCUPANCY	96.1	16
AVG $ RATE YR-END RENT	14.91	2
RENTABLE/GROSS SQFT	.76	16

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.62	8
PAYROLL	1.06	5
CONTRACT	.76	3
SUP/MAT/MISC	.07	5
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	2.73	4
PAYROLL	.87	4
ELEVATOR	.17	3
HVAC	.35	3
ELECTRICAL	.05	3
STRUCT/ROOF	.06	2
PLUMBING	.01	3
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	1.39	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.73	19
ELECTRICAL	1.35	18
GAS	.02	9
FUEL OIL		
PURCH STEAM	.44	15
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	.31	5
RDS/GNDS TOTAL	.05	3
RDS/GNDS PAYRL	.04	3
RDS/GNDS CONTR		
RDS/GNDS OTHER	.01	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.38	3
SEC PAYROLL	.30	3
SEC CONTRACTS		
SEC OTHER	.01	2
ADMIN TOTAL	.62	5
PAYROLL	.52	4
MGMT FEES		
PROF FEES		
GEN OFC EXP	.04	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS	3.43	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.41	8
CLEANING	1.06	5
REPAIR/MAINT	.87	4
RDS/GROUNDS	.04	3
SECURITY	.30	3
ADMINISTRATIVE	.52	4
TOTAL CONTRACTS	1.17	4
CLEANING	.76	3
REPAIR/MAINT	.66	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Location/Size Analysis

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	27 BLDS	8,903,847 SQ. FT.				7,812,143 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					9.50	9.65	7.35	12.73
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	10.06	9.54	7.81	11.88				
MISCELLANEOUS	2	.02	.02						
TOTAL INCOME	8	10.08	9.55	7.83	11.88				
EXPENSE									
CLEANING	23	.96	1.14	.64	1.92	.96	1.14	.64	1.97
REPAIR-MAINT	24	.74	1.19	.67	1.71	.75	1.20	.67	1.71
UTILITIES	21	1.65	1.53	1.16	2.04	1.65	1.53	1.16	2.04
RDS/GRNDS/SEC	13	.43	.63	.15	1.85	.45	.63	.20	1.85
ADMINISTRATIVE	23	.14	.31	.24	.50	.17	.34	.24	.66
TOTAL OPER EXP	20	4.56	5.17	3.87	8.55	5.13	5.41	5.06	8.97
FIXED EXPENSES	8	1.05	.08	.01	.89	1.08	.08	.01	1.07
TOTAL OPER+FIX	7	4.86	5.28	4.66	6.89	5.01	5.70	5.14	6.89
LEASING EXP	2	.04	.05						
TOTAL PAYROLL	13	1.67	3.24	.96	4.57				
TOTAL CONTRACT	15	.83	.63	.29	1.49				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	45761	22
AVG SQFT/RETAIL TENANT	11170	9
AVG SQFT/OFFICE WORKER	171	25
AVG % OFFICE OCCUPANCY	99.3	26
AVG % RETAIL OCCUPANCY	100.0	10
AVG $ RATE YR-END RENT	19.86	9
RENTABLE/GROSS SQFT	.83	20

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.85	14
PAYROLL	.50	9
CONTRACT	.27	12
SUP/MAT/MISC	.10	12
TRASH REMOVAL	.05	12
REPR/MAINT TOTAL	1.16	14
PAYROLL	.75	12
ELEVATOR	.19	10
HVAC	.11	13
ELECTRICAL	.05	13
STRUCT/ROOF	.14	6
PLUMBING	.02	13
FIRE/LIFE SFTY	.01	6
OTHER MAINT/SUP	.11	14

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.65	21
ELECTRICAL	1.47	21
GAS	.15	17
FUEL OIL	.02	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	14
RDS/GNDS/SEC TOTAL	.43	13
RDS/GNDS TOTAL	.17	10
RDS/GNDS PAYRL	.40	5
RDS/GNDS CONTR	.05	9
RDS/GNDS OTHER	.07	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.56	8
SEC PAYROLL	.45	3
SEC CONTRACTS	.93	5
SEC OTHER	.07	4
ADMIN TOTAL	.41	14
PAYROLL	.41	10
MGMT FEES		
PROF FEES	.01	3
GEN OFC EXP	.06	11
OTHER ADM EXP	.02	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.23	3
REAL ESTATE TAX	1.05	3
BUILDING INS	.17	8
PERS PROP TAX	.00	2
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.67	13
CLEANING	.50	9
REPAIR/MAINT	.75	12
RDS/GROUNDS	.40	5
SECURITY	.45	3
ADMINISTRATIVE	.41	10
TOTAL CONTRACTS	.83	15
CLEANING	.27	12
REPAIR/MAINT	.40	13
RDS/GROUNDS	.05	9
SECURITY	.93	5
ADMINISTRATIVE	.03	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	207,404 SQ. FT.				196,596 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					8.84	7.49		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	8.84	7.49						
MISCELLANEOUS									
TOTAL INCOME	3	8.84	7.49						
EXPENSE									
CLEANING	9	1.75	1.90	1.11	2.68	1.75	1.90	1.11	2.68
REPAIR-MAINT	10	1.84	1.52	1.21	1.95	1.84	1.52	1.22	1.95
UTILITIES	10	1.68	1.62	1.13	2.27	1.68	1.62	1.13	2.27
RDS/GRNDS/SEC	6	1.51	1.79	1.08	2.22	1.54	1.79	1.08	2.42
ADMINISTRATIVE	10	.80	.35	.24	1.17	.85	.36	.24	1.28
TOTAL OPER EXP	9	7.16	6.67	4.80	10.69	7.65	6.67	5.20	10.81
FIXED EXPENSES	4	.01	.01	.01	.02	.01	.01	.01	.02
TOTAL OPER+FIX	3	7.25	6.68			7.25	6.68		
LEASING EXP									
TOTAL PAYROLL	6	4.18	4.36	3.61	4.64				
TOTAL CONTRACT	7	1.75	.51	.23	2.53				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5547	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	238	10
AVG % OFFICE OCCUPANCY	100.0	10
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.94	4
RENTABLE/GROSS SQFT	.86	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.57	6
PAYROLL	2.27	3
CONTRACT	.43	6
SUP/MAT/MISC	.14	6
TRASH REMOVAL	.10	5
REPR/MAINT TOTAL	2.10	7
PAYROLL	1.68	6
ELEVATOR	.05	5
HVAC	.24	7
ELECTRICAL	.05	7
STRUCT/ROOF	.45	3
PLUMBING	.02	7
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.14	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.68	10
ELECTRICAL	1.31	10
GAS	.32	9
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	7
RDS/GNDS/SEC TOTAL	1.51	6
RDS/GNDS TOTAL	.65	5
RDS/GNDS PAYRL	.84	3
RDS/GNDS CONTR	.12	5
RDS/GNDS OTHER	.06	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	1.21	5
SEC PAYROLL	.45	3
SEC CONTRACTS	2.12	2
SEC OTHER	.06	3
ADMIN TOTAL	.89	7
PAYROLL	.91	6
MGMT FEES		
PROF FEES		
GEN OFC EXP	.11	7
OTHER ADM EXP	.01	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS	.01	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	4.18	6
CLEANING	2.27	3
REPAIR/MAINT	1.68	6
RDS/GROUNDS	.84	3
SECURITY	.45	3
ADMINISTRATIVE	.91	6
TOTAL CONTRACTS	1.75	7
CLEANING	.43	6
REPAIR/MAINT	.59	7
RDS/GROUNDS	.12	5
SECURITY	2.12	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Location/Size Analysis

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	387,439 SQ. FT.				329,514 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					12.15	13.96		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	11.70	12.26						
MISCELLANEOUS									
TOTAL INCOME	3	11.70	12.26						
EXPENSE									
CLEANING	5	1.03	1.14	.54	1.67	1.04	1.14	.54	1.70
REPAIR-MAINT	5	1.10	.96	.66	1.69	1.10	.96	.66	1.71
UTILITIES	5	2.34	1.22	.95	3.63	2.34	1.22	.95	3.63
RDS/GRNDS/SEC	4	.61	.42	.15	1.17	.68	.50	.23	1.17
ADMINISTRATIVE	4	.57	.39	.29	.91	.68	.50	.38	.96
TOTAL OPER EXP	5	6.53	6.96	3.38	9.64	7.48	6.96	5.01	9.64
FIXED EXPENSES	2	.31	.33			.38	.50		
TOTAL OPER+FIX	2	5.42	5.26			6.63	6.40		
LEASING EXP									
TOTAL PAYROLL	4	1.18	1.02	.12	2.52				
TOTAL CONTRACT	4	1.29	.89	.49	2.21				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19134	6
AVG SQFT/RETAIL TENANT	1485	2
AVG SQFT/OFFICE WORKER	228	6
AVG % OFFICE OCCUPANCY	96.7	6
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	10.66	3
RENTABLE/GROSS SQFT	.96	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.87	4
PAYROLL	.31	3
CONTRACT	.67	3
SUP/MAT/MISC	.08	3
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	1.26	3
PAYROLL	.85	3
ELEVATOR		
HVAC	.18	2
ELECTRICAL	.07	2
STRUCT/ROOF	.02	2
PLUMBING	.02	2
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.17	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.34	5
ELECTRICAL	1.65	5
GAS	.80	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.16	4
RDS/GNDS/SEC TOTAL	.61	4
RDS/GNDS TOTAL	.22	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	1.00	2
SEC PAYROLL		
SEC CONTRACTS	1.00	2
SEC OTHER		
ADMIN TOTAL	.61	3
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS	.10	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.18	4
CLEANING	.31	3
REPAIR/MAINT	.85	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.29	4
CLEANING	.67	3
REPAIR/MAINT	.35	2
RDS/GROUNDS	.12	3
SECURITY	1.00	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,439,573 SQ. FT.				1,324,060 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	6	.94	1.13	.52	1.41	.96	1.15	.52	1.47
REPAIR-MAINT	6	1.00	1.07	.71	1.52	1.02	1.06	.72	1.56
UTILITIES	4	1.63	1.61	1.40	1.80	1.63	1.61	1.40	1.80
RDS/GRNDS/SEC	2	.43	.42			.46	.45		
ADMINISTRATIVE	5	.31	.25	.11	.69	.34	.25	.12	.81
TOTAL OPER EXP	4	4.45	4.41	3.98	5.76	4.90	5.05	4.31	6.75
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	2	2.09	3.06						
TOTAL CONTRACT	3	.89	.70						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12559	4
AVG SQFT/RETAIL TENANT	3400	3
AVG SQFT/OFFICE WORKER	143	5
AVG % OFFICE OCCUPANCY	96.0	6
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.87	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.00	3
PAYROLL	.79	2
CONTRACT	.31	2
SUP/MAT/MISC	.11	2
TRASH REMOVAL	.06	3
REPR/MAINT TOTAL	1.33	3
PAYROLL	.84	2
ELEVATOR	.32	3
HVAC	.11	3
ELECTRICAL	.07	3
STRUCT/ROOF		
PLUMBING	.02	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.13	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.63	4
ELECTRICAL	1.56	4
GAS	.03	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	2
RDS/GNDS/SEC TOTAL	.43	2
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.06	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.35	3
PAYROLL	.30	2
MGMT FEES		
PROF FEES		
GEN OFC EXP	.04	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.09	2
CLEANING	.79	2
REPAIR/MAINT	.84	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.30	2
TOTAL CONTRACTS	.89	3
CLEANING	.31	2
REPAIR/MAINT	.55	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

United States Government Sector: City Analyses

Baltimore, MD

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	1,271,890 SQ. FT.				1,126,966 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	8	1.23	.93	.86	1.34	1.25	.93	.86	1.35
REPAIR-MAINT	9	1.26	1.22	.96	2.15	1.27	1.24	.97	2.15
UTILITIES	9	2.50	1.91	1.52	2.04	2.51	1.91	1.52	2.10
RDS/GRNDS/SEC	5	1.28	1.72	.89	1.76	1.30	1.72	.90	1.76
ADMINISTRATIVE	8	.53	.90	.40	1.34	.60	.92	.47	1.34
TOTAL OPER EXP	6	6.23	7.89	5.66	8.41	6.97	7.89	6.60	8.41
FIXED EXPENSES	2	1.36	1.06			1.43	1.15		
TOTAL OPER + FIX	2	7.27	7.53			7.56	7.74		
LEASING EXP									
TOTAL PAYROLL	5	2.35	3.16	1.57	3.56				
TOTAL CONTRACT	6	2.53	2.47	1.96	3.06				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10446	8
AVG SQFT/RETAIL TENANT	2139	4
AVG SQFT/OFFICE WORKER	247	9
AVG % OFFICE OCCUPANCY	97.7	9
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.79	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.90	8
PAYROLL		
CONTRACT	.85	6
SUP/MAT/MISC		
TRASH REMOVAL	.03	6
REPR/MAINT TOTAL	1.72	8
PAYROLL	1.29	5
ELEVATOR	.11	5
HVAC	.34	6
ELECTRICAL	.06	2
STRUCT/ROOF		
PLUMBING	.02	2
FIRE/LIFE SFTY	.05	5
OTHER MAINT/SUP	.16	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.50	9
ELECTRICAL	1.27	9
GAS	.06	4
FUEL OIL	.14	2
PURCH STEAM	1.44	4
PURCH CH WTR		
COAL		
WATER/SEWER	.07	6
RDS/GNDS/SEC TOTAL	1.28	5
RDS/GNDS TOTAL	.22	4
RDS/GNDS PAYRL	.37	2
RDS/GNDS CONTR	.02	3
RDS/GNDS OTHER	.01	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	1.13	5
SEC PAYROLL		
SEC CONTRACTS	1.13	5
SEC OTHER		
ADMIN TOTAL	1.09	5
PAYROLL	1.30	4
MGMT FEES		
PROF FEES		
GEN OFC EXP	.04	5
OTHER ADM EXP	.02	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.35	5
CLEANING		
REPAIR/MAINT	1.29	5
RDS/GROUNDS	.37	2
SECURITY		
ADMINISTRATIVE	1.30	4
TOTAL CONTRACTS	2.53	6
CLEANING	.85	6
REPAIR/MAINT	.51	6
RDS/GROUNDS	.02	3
SECURITY	1.13	5
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	106,621 SQ. FT.				106,521 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	.89	.89			.89	.89		
REPAIR-MAINT	3	2.54	2.22			2.54	2.22		
UTILITIES	3	1.80	1.70			1.80	1.70		
RDS/GRNDS/SEC	2	1.61	1.62			1.61	1.62		
ADMINISTRATIVE	3	1.38	1.40			1.38	1.40		
TOTAL OPER EXP	3	8.42	8.46			8.42	8.46		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	3	3.40	3.32						
TOTAL CONTRACT	3	2.26	2.20						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2554	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	311	3
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.89	3
PAYROLL		
CONTRACT	.86	3
SUP/MAT/MISC		
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	2.54	3
PAYROLL	1.91	3
ELEVATOR	.09	2
HVAC	.29	3
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.35	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.80	3
ELECTRICAL	1.44	3
GAS		
FUEL OIL	.14	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	1.61	2
RDS/GNDS TOTAL	.24	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	1.37	2
SEC PAYROLL		
SEC CONTRACTS	1.37	2
SEC OTHER		
ADMIN TOTAL	1.38	3
PAYROLL	1.34	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.04	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	3.40	3
CLEANING		
REPAIR/MAINT	1.91	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	1.34	3
TOTAL CONTRACTS	2.26	3
CLEANING	.86	3
REPAIR/MAINT	.37	3
RDS/GROUNDS		
SECURITY	1.37	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Baltimore, MD

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	197,967 SQ. FT.				193,352 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	.90	.88			.93	.86		
REPAIR-MAINT	3	1.27	1.05			1.30	1.12		
UTILITIES	3	1.96	2.02			2.01	2.06		
RDS/GRNDS/SEC	3	1.15	1.73			1.18	1.73		
ADMINISTRATIVE	2	.87	.81			.90	.90		
TOTAL OPER EXP	3	6.75	6.26			6.91	6.26		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	2	1.57	1.72						
TOTAL CONTRACT	3	2.67	3.06						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6442	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	203	3
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.90	3
PAYROLL		
CONTRACT	.86	3
SUP/MAT/MISC		
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	1.27	3
PAYROLL	.84	2
ELEVATOR	.11	3
HVAC	.37	3
ELECTRICAL	.06	2
STRUCT/ROOF		
PLUMBING	.02	2
FIRE/LIFE SFTY	.07	2
OTHER MAINT/SUP	.08	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.96	3
ELECTRICAL	1.56	3
GAS	.15	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	1.15	3
RDS/GNDS TOTAL	.20	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	1.03	3
SEC PAYROLL		
SEC CONTRACTS	1.03	3
SEC OTHER		
ADMIN TOTAL	.87	2
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP	.04	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.57	2
CLEANING		
REPAIR/MAINT	.84	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	2.67	3
CLEANING	.86	3
REPAIR/MAINT	.56	3
RDS/GROUNDS	.02	2
SECURITY	1.03	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	179,120 SQ. FT.				149,280 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	4	1.03	1.13	.86	1.29	1.03	1.13	.86	1.29
REPAIR-MAINT	4	2.02	2.80	1.42	3.76	2.02	2.80	1.42	3.76
UTILITIES	4	1.52	1.61	1.26	1.87	1.52	1.61	1.26	1.87
RDS/GRNDS/SEC	4	1.30	1.97	.97	2.33	1.56	2.07	1.04	2.43
ADMINISTRATIVE	4	1.17	1.57	.81	2.13	1.40	1.57	.90	2.25
TOTAL OPER EXP	4	7.02	9.86	5.71	10.96	8.42	9.81	6.66	11.47
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	4	2.44	3.87	1.74	4.57				
TOTAL CONTRACT	4	2.78	3.73	2.21	4.43				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7958	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	216	4
AVG % OFFICE OCCUPANCY	100.0	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.92	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.03	4
PAYROLL		
CONTRACT	.92	4
SUP/MAT/MISC	.03	3
TRASH REMOVAL	.07	4
REPR/MAINT TOTAL	2.02	4
PAYROLL	1.34	4
ELEVATOR	.06	2
HVAC	.23	4
ELECTRICAL	.06	4
STRUCT/ROOF	.16	4
PLUMBING	.02	4
FIRE/LIFE SFTY	.03	4
OTHER MAINT/SUP	.12	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.52	4
ELECTRICAL	1.25	4
GAS	.19	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	4
RDS/GNDS/SEC TOTAL	1.30	4
RDS/GNDS TOTAL	.24	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.14	4
RDS/GNDS OTHER	.03	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	1.72	3
SEC PAYROLL		
SEC CONTRACTS	1.72	3
SEC OTHER		
ADMIN TOTAL	1.17	4
PAYROLL	1.61	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.11	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.44	4
CLEANING		
REPAIR/MAINT	1.34	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	1.61	3
TOTAL CONTRACTS	2.78	4
CLEANING	.92	4
REPAIR/MAINT	.56	4
RDS/GROUNDS	.14	4
SECURITY	1.72	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Boston, MA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	2,333,882 SQ. FT.				2,046,174 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	5	1.65	1.93	1.43	2.69	1.66	1.94	1.44	2.73
REPAIR-MAINT	7	1.22	1.54	1.41	1.72	1.23	1.56	1.42	1.72
UTILITIES	6	1.93	1.69	1.39	2.25	1.93	1.69	1.39	2.25
RDS/GRNDS/SEC									
ADMINISTRATIVE	8	.49	.51	.28	.82	.56	.61	.32	.93
TOTAL OPER EXP	5	5.45	6.46	4.72	7.26	6.09	7.37	5.41	8.85
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	20637	7
AVG SQFT/RETAIL TENANT	2691	5
AVG SQFT/OFFICE WORKER	146	7
AVG % OFFICE OCCUPANCY	94.3	8
AVG % RETAIL OCCUPANCY	100.0	5
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.77	5

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL			**UTILITIES TOTAL**	1.93	6	SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	1.50	5	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT			GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM	.82	3	**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**		
ELEVATOR			WATER/SEWER			PROF FEES			COMMISSIONS			CLEANING		
HVAC			**RDS/GNDS/SEC TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL			RDS/GNDS TOTAL			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS OTHER											
OTHER MAINT/SUP														

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	56,599 SQ. FT.				46,566 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING									
REPAIR-MAINT	3	1.73	1.67			1.75	1.67		
UTILITIES	2	1.54	1.55			1.54	1.55		
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	.82	.91			.99	1.14		
TOTAL OPER EXP									
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2777	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	190	2
AVG % OFFICE OCCUPANCY	88.6	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL			**UTILITIES TOTAL**	1.64	2	SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	1.06	2	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT			GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**		
ELEVATOR			WATER/SEWER			PROF FEES			COMMISSIONS			CLEANING		
HVAC			**RDS/GNDS/SEC TOTAL**			GEN OFC EXP			PROF FEES			REPAIR/MAINT		
ELECTRICAL			RDS/GNDS TOTAL			OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS CONTR						OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS OTHER											
OTHER MAINT/SUP														

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Buffalo, NY

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	538,438 SQ. FT.				483,284 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	4	1.72	2.07	1.67	2.60	1.74	2.07	1.69	2.60
REPAIR-MAINT	4	1.38	1.52	1.31	1.71	1.39	1.52	1.32	1.71
UTILITIES	4	1.42	1.60	1.26	1.67	1.42	1.60	1.26	1.67
RDS/GRNDS/SEC	2	1.68	1.72			1.68	1.72		
ADMINISTRATIVE	4	.49	.40	.29	.54	.55	.42	.29	.64
TOTAL OPER EXP	4	5.23	6.48	4.97	7.82	5.82	7.23	5.90	7.82
FIXED EXPENSES	2	.01	.01			.01	.01		
TOTAL OPER+FIX	2	7.86	7.83			7.86	7.83		
LEASING EXP									
TOTAL PAYROLL	2	5.49	5.45						
TOTAL CONTRACT	2	.22	.23						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7283	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	187	4
AVG % OFFICE OCCUPANCY	96.4	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.80	2
RENTABLE/GROSS SQFT	.78	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	2.69	2
PAYROLL	2.54	2
CONTRACT	.02	2
SUP/MAT/MISC	.12	2
TRASH REMOVAL	.02	2
REPR/MAINT TOTAL	1.50	2
PAYROLL	1.17	2
ELEVATOR	.06	2
HVAC	.09	2
ELECTRICAL	.03	2
STRUCT/ROOF		
PLUMBING	.01	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.14	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.42	4
ELECTRICAL	1.22	4
GAS	.11	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	2
RDS/GNDS/SEC TOTAL	1.68	2
RDS/GNDS TOTAL	1.14	2
RDS/GNDS PAYRL	1.08	2
RDS/GNDS CONTR	.00	2
RDS/GNDS OTHER	.06	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.54	2
SEC PAYROLL	.48	2
SEC CONTRACTS		
SEC OTHER	.06	2
ADMIN TOTAL	.29	2
PAYROLL	.22	2
MGMT FEES		
PROF FEES		
GEN OFC EXP	.06	2
OTHER ADM EXP	.01	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS	.01	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	5.49	2
CLEANING	2.54	2
REPAIR/MAINT	1.17	2
RDS/GROUNDS	1.06	2
SECURITY	.48	2
ADMINISTRATIVE	.22	2
TOTAL CONTRACTS	.22	2
CLEANING	.02	2
REPAIR/MAINT	.20	2
RDS/GROUNDS	.00	2
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Chicago, IL

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,890,183 SQ. FT.				1,673,353 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	4	1.49	1.44	1.00	1.60	1.55	1.48	1.02	1.64
REPAIR-MAINT	4	1.65	1.66	.94	1.95	1.70	1.72	.97	2.00
UTILITIES	4	1.54	1.55	1.03	1.82	1.54	1.55	1.03	1.84
RDS/GRNDS/SEC	3	.30	.24			.32	.24		
ADMINISTRATIVE	4	.67	.45	.24	.66	.75	.54	.27	.75
TOTAL OPER EXP	4	5.56	5.59	3.59	5.92	6.28	6.03	3.81	7.08
FIXED EXPENSES	2	5.18	3.38			5.59	3.59		
TOTAL OPER+FIX	2	10.51	6.97			11.34	7.41		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15144	3
AVG SQFT/RETAIL TENANT	2609	3
AVG SQFT/OFFICE WORKER	178	3
AVG % OFFICE OCCUPANCY	98.2	4
AVG % RETAIL OCCUPANCY	81.8	3
AVG $ RATE YR-END RENT	11.75	2
RENTABLE/GROSS SQFT	.78	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.77	3
ELECTRICAL	1.29	3
GAS	.47	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	2
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS	5.16	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	—	
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Cleveland, OH

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	2,156,146 SQ. FT.				1,976,727 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.93	1.81			1.95	1.87		
REPAIR-MAINT	3	.68	.71			.69	.71		
UTILITIES	3	1.58	1.58			1.58	1.58		
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	.37	.30			.40	.38		
TOTAL OPER EXP	3	4.71	4.09			5.14	5.48		
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19656	2
AVG SQFT/RETAIL TENANT	16008	2
AVG SQFT/OFFICE WORKER	161	2
AVG % OFFICE OCCUPANCY	96.8	2
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.75	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.58	3
ELECTRICAL	1.32	3
GAS	.00	2
FUEL OIL		
PURCH STEAM	.21	3
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Columbia, SC

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	821,261 SQ. FT.				821,261 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	9					8.69	8.95	8.88	9.15
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9	8.70	8.95	8.90	9.16				
MISCELLANEOUS									
TOTAL INCOME	9	8.70	8.95	8.90	9.16				
EXPENSE									
CLEANING	9	.92	.93	.74	1.17	.92	.93	.74	1.17
REPAIR-MAINT	9	.62	.60	.56	.68	.62	.60	.56	.68
UTILITIES	9	2.07	1.79	1.56	2.76	2.07	1.79	1.56	2.76
RDS/GRNDS/SEC	9	.10	.06	.04	.21	.10	.06	.04	.21
ADMINISTRATIVE	9	.54	.57	.37	.64	.54	.57	.37	.64
TOTAL OPER EXP	9	4.26	3.95	3.73	5.19	4.26	3.95	3.73	5.19
FIXED EXPENSES	9	.03	.03	.03	.04	.03	.03	.03	.04
TOTAL OPER+FIX	9	4.29	3.98	3.76	5.21	4.29	3.98	3.76	5.21
LEASING EXP									
TOTAL PAYROLL	9	.28	.14	.05	.62				
TOTAL CONTRACT	9	.36	.35	.27	.50				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18250	9
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	218	9
AVG % OFFICE OCCUPANCY	100.0	9
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	19.92	9
RENTABLE/GROSS SQFT	.70	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.92	9
PAYROLL	.28	9
CONTRACT	.36	9
SUP/MAT/MISC	.27	9
TRASH REMOVAL	.02	4
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.07	9
ELECTRICAL	1.73	9
GAS	.09	2
FUEL OIL		
PURCH STEAM	.17	5
PURCH CH WTR	.31	5
COAL		
WATER/SEWER	.05	8
RDS/GNDS/SEC TOTAL	.10	9
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.54	9
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS	.03	9
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.28	9
CLEANING	.28	9
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.36	9
CLEANING	.36	9
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Columbia, SC

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	367,925 SQ. FT.				367,925 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					8.29	8.96	7.19	9.15
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	8.30	8.97	7.19	9.16				
MISCELLANEOUS									
TOTAL INCOME	5	8.30	8.97	7.19	9.16				
EXPENSE									
CLEANING	5	1.10	1.05	.89	1.30	1.10	1.05	.89	1.30
REPAIR-MAINT	5	.61	.57	.54	.70	.61	.57	.54	.70
UTILITIES	5	2.35	2.32	1.68	2.89	2.35	2.32	1.68	2.89
RDS/GRNDS/SEC	5	.14	.07	.05	.25	.14	.07	.05	.25
ADMINISTRATIVE	5	.53	.59	.37	.64	.53	.59	.37	.64
TOTAL OPER EXP	5	4.72	4.34	3.94	5.51	4.72	4.34	3.94	5.51
FIXED EXPENSES	5	.03	.03	.03	.04	.03	.03	.03	.04
TOTAL OPER+FIX	5	4.76	4.36	3.96	5.54	4.76	4.36	3.96	5.54
LEASING EXP									
TOTAL PAYROLL	5	.47	.50	.10	.79				
TOTAL CONTRACT	5	.34	.35	.16	.54				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14151	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	185	5
AVG % OFFICE OCCUPANCY	100.0	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	8.28	5
RENTABLE/GROSS SQFT	.68	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.10	5
PAYROLL	.47	5
CONTRACT	.34	5
SUP/MAT/MISC	.28	5
TRASH REMOVAL	.01	3
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.35	5
ELECTRICAL	2.09	5
GAS	.09	2
FUEL OIL		
PURCH STEAM	.16	2
PURCH CH WTR	.30	2
COAL		
WATER/SEWER	.07	4
RDS/GNDS/SEC TOTAL	.14	5
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.53	5
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS	.03	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.47	5
CLEANING	.47	5
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.34	5
CLEANING	.34	5
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	453,336 SQ. FT.				453,336 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					9.01	8.93	8.90	9.13
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	9.03	8.93	8.92	9.14				
MISCELLANEOUS									
TOTAL INCOME	4	9.03	8.93	8.92	9.14				
EXPENSE									
CLEANING	4	.77	.74	.66	.89	.77	.74	.66	.89
REPAIR-MAINT	4	.63	.60	.60	.65	.63	.60	.60	.65
UTILITIES	4	1.85	1.63	1.44	2.29	1.85	1.63	1.44	2.29
RDS/GRNDS/SEC	4	.07	.04	.03	.12	.07	.04	.03	.12
ADMINISTRATIVE	4	.56	.55	.42	.67	.56	.55	.42	.67
TOTAL OPER EXP	4	3.88	3.73	3.43	4.34	3.88	3.73	3.43	4.34
FIXED EXPENSES	4	.03	.03	.03	.03	.03	.03	.03	.03
TOTAL OPER+FIX	4	3.91	3.76	3.47	4.36	3.91	3.76	3.47	4.36
LEASING EXP									
TOTAL PAYROLL	4	.11	.06	.04	.19				
TOTAL CONTRACT	4	.39	.37	.34	.44				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	23860	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	254	4
AVG % OFFICE OCCUPANCY	100.0	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	29.37	4
RENTABLE/GROSS SQFT	.72	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.77	4
PAYROLL	.11	4
CONTRACT	.39	4
SUP/MAT/MISC	.26	4
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.85	4
ELECTRICAL	1.44	4
GAS		
FUEL OIL		
PURCH STEAM	.17	3
PURCH CH WTR	.32	3
COAL		
WATER/SEWER	.04	4
RDS/GNDS/SEC TOTAL	.07	4
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.56	4
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS	.03	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.11	4
CLEANING	.11	4
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.39	4
CLEANING	.39	4
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Indianapolis, IN

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,336,870 SQ. FT.				1,228,965 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.27	.98			1.27	.99		
REPAIR-MAINT	3	1.86	1.60			1.87	1.61		
UTILITIES	3	1.30	.84			1.30	.84		
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	.38	.35			.41	.38		
TOTAL OPER EXP	3	5.07	5.60			5.52	6.09		
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	20596	3
AVG SQFT/RETAIL TENANT	1874	2
AVG SQFT/OFFICE WORKER	219	3
AVG % OFFICE OCCUPANCY	97.2	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.81	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.30	3
ELECTRICAL	1.12	3
GAS		
FUEL OIL		
PURCH STEAM	.16	3
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Kansas City, MO/KS

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	2,468,234 SQ. FT.				2,012,496 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	6	1.48	1.46	.85	1.86	1.50	1.51	.86	1.86
REPAIR-MAINT	6	.88	.82	.68	1.21	.90	.83	.69	1.21
UTILITIES	6	1.75	1.55	1.53	1.96	1.75	1.55	1.53	1.96
RDS/GRNDS/SEC									
ADMINISTRATIVE	6	.33	.32	.23	.46	.41	.43	.26	.58
TOTAL OPER EXP	6	4.51	4.45	4.40	4.64	5.53	5.53	5.42	6.03
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14605	6
AVG SQFT/RETAIL TENANT	2746	5
AVG SQFT/OFFICE WORKER	182	6
AVG % OFFICE OCCUPANCY	99.4	6
AVG % RETAIL OCCUPANCY	100.0	5
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.75	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.75	6
ELECTRICAL	1.34	6
GAS	.00	2
FUEL OIL		
PURCH STEAM	.41	6
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Kansas City, MO/KS

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,080,971 SQ. FT.				834,226 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.37	1.24			1.38	1.28		
REPAIR-MAINT	3	.85	.68			.86	.69		
UTILITIES	3	1.69	1.56			1.69	1.56		
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	.46	.46			.60	.58		
TOTAL OPER EXP	3	4.52	4.46			5.91	6.03		
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	36248	3
AVG SQFT/RETAIL TENANT	2379	2
AVG SQFT/OFFICE WORKER	201	3
AVG % OFFICE OCCUPANCY	99.9	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.78	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.69	3
ELECTRICAL	1.33	3
GAS	.00	2
FUEL OIL		
PURCH STEAM	.35	3
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Lockport, NY

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	78,211 SQ. FT.				78,211 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	2.59	2.47			2.59	2.47		
REPAIR-MAINT	3	1.77	1.80			1.77	1.80		
UTILITIES	3	1.39	1.42			1.39	1.42		
RDS/GRNDS/SEC	3	1.26	1.26			1.26	1.26		
ADMINISTRATIVE	3	.32	.32			.32	.32		
TOTAL OPER EXP	3	7.33	7.01			7.33	7.01		
FIXED EXPENSES	3	.02	.02			.02	.02		
TOTAL OPER+FIX	3	7.35	7.02			7.35	7.02		
LEASING EXP									
TOTAL PAYROLL	3	5.05	4.99						
TOTAL CONTRACT	3	.21	.19						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2235	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	367	3
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	7.37	3
RENTABLE/GROSS SQFT	.77	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	2.59	3
PAYROLL	2.41	3
CONTRACT	.01	3
SUP/MAT/MISC	.15	3
TRASH REMOVAL	.02	3
REPR/MAINT TOTAL	1.77	3
PAYROLL	1.26	3
ELEVATOR		
HVAC	.12	3
ELECTRICAL	.04	3
STRUCT/ROOF		
PLUMBING	.02	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.29	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.39	3
ELECTRICAL	1.00	3
GAS	.35	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	3
RDS/GNDS/SEC TOTAL	1.26	3
RDS/GNDS TOTAL	.67	3
RDS/GNDS PAYRL	.60	3
RDS/GNDS CONTR		
RDS/GNDS OTHER	.07	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.59	3
SEC PAYROLL	.53	3
SEC CONTRACTS		
SEC OTHER	.06	3
ADMIN TOTAL	.32	3
PAYROLL	.24	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.07	3
OTHER ADM EXP	.01	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS	.02	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	5.05	3
CLEANING	2.41	3
REPAIR/MAINT	1.26	3
RDS/GROUNDS	.60	3
SECURITY	.53	3
ADMINISTRATIVE	.24	3
TOTAL CONTRACTS	.21	3
CLEANING	.01	3
REPAIR/MAINT	.20	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Lockport, NY

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	62,974 SQ. FT.				62,974 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					9.34	9.50		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	9.34	9.50						
MISCELLANEOUS									
TOTAL INCOME	2	9.34	9.50						
EXPENSE									
CLEANING	2	2.31	1.94			2.31	1.94		
REPAIR-MAINT	3	1.56	1.42			1.56	1.42		
UTILITIES	3	1.50	1.13			1.50	1.13		
RDS/GRNDS/SEC	3	1.52	1.59			1.52	1.59		
ADMINISTRATIVE	3	.27	.24			.27	.24		
TOTAL OPER EXP	2	6.27	5.97			6.27	5.97		
FIXED EXPENSES	3	.01	.01			.01	.01		
TOTAL OPER + FIX	2	6.28	5.98			6.28	5.98		
LEASING EXP									
TOTAL PAYROLL	3	3.89	3.61						
TOTAL CONTRACT	3	.33	.25						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5725	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	179	3
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.40	3
RENTABLE/GROSS SQFT	.83	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**2.31**	**2**
PAYROLL	2.12	2
CONTRACT	.01	2
SUP/MAT/MISC	.14	2
TRASH REMOVAL	.03	2
REPR/MAINT TOTAL	**1.56**	**3**
PAYROLL	1.09	3
ELEVATOR	.08	2
HVAC	.11	3
ELECTRICAL	.05	3
STRUCT/ROOF		
PLUMBING	.02	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.22	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.50**	**3**
ELECTRICAL	1.15	3
GAS	.46	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	**1.52**	**3**
RDS/GNDS TOTAL	1.01	3
RDS/GNDS PAYRL	.84	3
RDS/GNDS CONTR	.06	3
RDS/GNDS OTHER	.10	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.51	3
SEC PAYROLL	.45	3
SEC CONTRACTS		
SEC OTHER	.06	3
ADMIN TOTAL	**.27**	**3**
PAYROLL	.21	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.05	3
OTHER ADM EXP	.01	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS	.01	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**3.89**	**3**
CLEANING	2.12	2
REPAIR/MAINT	1.09	3
RDS/GROUNDS	.84	3
SECURITY	.45	3
ADMINISTRATIVE	.21	3
TOTAL CONTRACTS	**.33**	**3**
CLEANING	.01	2
REPAIR/MAINT	.25	3
RDS/GROUNDS	.06	3
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	62,974 SQ. FT.				62,974 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					9.34	9.50		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	9.34	9.50						
MISCELLANEOUS									
TOTAL INCOME	2	9.34	9.50						
EXPENSE									
CLEANING	2	2.31	1.94			2.31	1.94		
REPAIR-MAINT	3	1.56	1.42			1.56	1.42		
UTILITIES	3	1.50	1.13			1.50	1.13		
RDS/GRNDS/SEC	3	1.52	1.59			1.52	1.59		
ADMINISTRATIVE	3	.27	.24			.27	.24		
TOTAL OPER EXP	2	6.27	5.97			6.27	5.97		
FIXED EXPENSES	3	.01	.01			.01	.01		
TOTAL OPER + FIX	2	6.28	5.98			6.28	5.98		
LEASING EXP									
TOTAL PAYROLL	3	3.89	3.61						
TOTAL CONTRACT	3	.33	.25						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5725	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	179	3
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	9.40	3
RENTABLE/GROSS SQFT	.83	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	**2.31**	**2**
PAYROLL	2.12	2
CONTRACT	.01	2
SUP/MAT/MISC	.14	2
TRASH REMOVAL	.03	2
REPR/MAINT TOTAL	**1.56**	**3**
PAYROLL	1.09	3
ELEVATOR	.08	2
HVAC	.11	3
ELECTRICAL	.05	3
STRUCT/ROOF		
PLUMBING	.02	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.22	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	**1.50**	**3**
ELECTRICAL	1.15	3
GAS	.46	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	**1.52**	**3**
RDS/GNDS TOTAL	1.01	3
RDS/GNDS PAYRL	.84	3
RDS/GNDS CONTR	.06	3
RDS/GNDS OTHER	.10	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.51	3
SEC PAYROLL	.45	3
SEC CONTRACTS		
SEC OTHER	.06	3
ADMIN TOTAL	**.27**	**3**
PAYROLL	.21	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.05	3
OTHER ADM EXP	.01	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS	.01	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	**3.89**	**3**
CLEANING	2.12	2
REPAIR/MAINT	1.09	3
RDS/GROUNDS	.84	3
SECURITY	.45	3
ADMINISTRATIVE	.21	3
TOTAL CONTRACTS	**.33**	**3**
CLEANING	.01	2
REPAIR/MAINT	.25	3
RDS/GROUNDS	.06	3
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Los Angeles, CA

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	3,022,440 SQ. FT.				2,624,317 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	5	1.97	1.87	1.29	2.87	1.98	1.92	1.30	2.87
REPAIR-MAINT	5	2.12	.84	.79	4.01	2.13	.84	.80	4.01
UTILITIES	4	1.53	1.40	1.21	1.96	1.53	1.40	1.21	1.96
RDS/GRNDS/SEC	2	.99	.91			1.05	.92		
ADMINISTRATIVE	4	.77	.56	.00	1.39	.87	.64	.00	1.47
TOTAL OPER EXP	4	4.40	4.47	3.50	5.87	5.29	5.42	4.41	6.66
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	61024	4
AVG SQFT/RETAIL TENANT	3204	3
AVG SQFT/OFFICE WORKER	190	4
AVG % OFFICE OCCUPANCY	96.7	5
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	15.57	2
RENTABLE/GROSS SQFT	.80	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.53	4
ELECTRICAL	1.49	4
GAS	.03	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,493,732 SQ. FT.				1,249,357 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.87	1.87			1.89	1.92		
REPAIR-MAINT	3	1.29	.84			1.30	.84		
UTILITIES	3	1.54	1.28			1.54	1.28		
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	.38	.00			.46	.00		
TOTAL OPER EXP	3	5.15	5.07			6.16	5.81		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18993	2
AVG SQFT/RETAIL TENANT	1872	2
AVG SQFT/OFFICE WORKER	272	2
AVG % OFFICE OCCUPANCY	98.4	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.83	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.54	3
ELECTRICAL	1.49	3
GAS	.03	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Miami, FL

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,231,247 SQ. FT.				1,186,213 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					18.40	14.73		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	18.33	14.61						
MISCELLANEOUS									
TOTAL INCOME	2	18.33	14.61						
EXPENSE									
CLEANING	4	.89	.90	.83	.96	.91	.92	.85	.98
REPAIR-MAINT	4	1.86	1.76	1.25	2.44	1.71	1.79	1.29	2.45
UTILITIES	4	2.17	2.00	1.72	2.36	2.19	2.04	1.72	2.40
RDS/GRNDS/SEC	3	.80	.80			.83	.83		
ADMINISTRATIVE	4	.54	.56	.47	.71	.56	.58	.48	.74
TOTAL OPER EXP	4	5.92	5.71	5.32	6.64	6.15	5.97	5.58	6.83
FIXED EXPENSES	3	.12	.05			.12	.05		
TOTAL OPER + FIX	3	6.16	6.23			6.37	6.44		
LEASING EXP									
TOTAL PAYROLL	3	.85	1.02						
TOTAL CONTRACT	3	2.55	2.78						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16269	3
AVG SQFT/RETAIL TENANT	3045	3
AVG SQFT/OFFICE WORKER	192	3
AVG % OFFICE OCCUPANCY	100.0	4
AVG % RETAIL OCCUPANCY	88.1	4
AVG $ RATE YR-END RENT	18.19	2
RENTABLE/GROSS SQFT	.92	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.89	3
PAYROLL		
CONTRACT	.80	3
SUP/MAT/MISC		
TRASH REMOVAL	.06	3
REPR/MAINT TOTAL	1.57	3
PAYROLL	.86	2
ELEVATOR	.28	3
HVAC	.24	3
ELECTRICAL	.06	3
STRUCT/ROOF		
PLUMBING	.06	2
FIRE/LIFE SFTY	.30	3
OTHER MAINT/SUP	.23	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.17	4
ELECTRICAL	1.86	4
GAS	.00	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	3
RDS/GNDS/SEC TOTAL	.80	3
RDS/GNDS TOTAL	.12	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.67	3
SEC PAYROLL		
SEC CONTRACTS	.66	3
SEC OTHER	.06	2
ADMIN TOTAL	.52	3
PAYROLL	.46	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.02	3
OTHER ADM EXP	.01	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS	.01	3
PERS PROP TAX		
OTHER TAX	.15	2
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.85	3
CLEANING		
REPAIR/MAINT	.86	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.46	3
TOTAL CONTRACTS	2.55	3
CLEANING	.80	3
REPAIR/MAINT	.94	3
RDS/GROUNDS	.12	3
SECURITY	.65	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	677,797 SQ. FT.				660,763 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	.88	.90			.90	.91		
REPAIR-MAINT	3	1.87	2.10			1.90	2.12		
UTILITIES	3	1.93	1.74			1.96	1.74		
RDS/GRNDS/SEC	2	.79	.82			.82	.85		
ADMINISTRATIVE	3	.61	.64			.64	.67		
TOTAL OPER EXP	3	5.82	5.36			6.07	5.69		
FIXED EXPENSES	2	.03	.03			.03	.03		
TOTAL OPER + FIX	2	6.07	6.27			6.28	6.47		
LEASING EXP									
TOTAL PAYROLL	2	1.36	1.45						
TOTAL CONTRACT	2	2.26	2.43						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16269	3
AVG SQFT/RETAIL TENANT	3045	3
AVG SQFT/OFFICE WORKER	172	2
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.92	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.87	2
PAYROLL		
CONTRACT	.78	2
SUP/MAT/MISC		
TRASH REMOVAL	.07	2
REPR/MAINT TOTAL	1.75	2
PAYROLL	.86	2
ELEVATOR	.29	2
HVAC	.35	2
ELECTRICAL	.01	2
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.20	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.93	3
ELECTRICAL	1.84	3
GAS	.00	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.14	2
RDS/GNDS/SEC TOTAL	.79	2
RDS/GNDS TOTAL	.04	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.75	2
SEC PAYROLL		
SEC CONTRACTS	.69	2
SEC OTHER	.06	2
ADMIN TOTAL	.60	2
PAYROLL	.48	2
MGMT FEES		
PROF FEES		
GEN OFC EXP	.02	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS	.01	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.36	2
CLEANING		
REPAIR/MAINT	.86	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.48	2
TOTAL CONTRACTS	2.26	2
CLEANING	.78	2
REPAIR/MAINT	.67	2
RDS/GROUNDS	.04	2
SECURITY	.69	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

New Orleans, LA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,306,134 SQ. FT.				1,033,569 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	4	.93	.92	.69	1.04	.94	.94	.69	1.05
REPAIR-MAINT	4	1.16	.97	.61	1.39	1.17	.99	.61	1.41
UTILITIES	3	1.72	1.84			1.72	1.84		
RDS/GRNDS/SEC									
ADMINISTRATIVE	4	.27	.24	.14	.32	.34	.28	.17	.43
TOTAL OPER EXP	3	4.29	4.64			5.65	5.68		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	25469	4
AVG SQFT/RETAIL TENANT	4141	2
AVG SQFT/OFFICE WORKER	210	4
AVG % OFFICE OCCUPANCY	98.6	4
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	79	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.72	3
ELECTRICAL	1.03	3
GAS	.62	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

New York, NY

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	3,733,046 SQ. FT.				3,346,973 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	6	2.29	2.34	2.25	2.98	2.31	2.35	2.25	2.99
REPAIR-MAINT	6	2.21	1.40	1.08	2.85	2.22	1.42	1.09	2.89
UTILITIES	4	2.33	2.37	1.45	2.84	2.33	2.37	1.45	2.84
RDS/GRNDS/SEC									
ADMINISTRATIVE	6	.55	.40	.29	.54	.62	.48	.35	.64
TOTAL OPER EXP	4	7.58	6.74	5.58	9.73	8.47	7.73	6.72	10.38
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	29969	6
AVG SQFT/RETAIL TENANT	1976	5
AVG SQFT/OFFICE WORKER	178	5
AVG % OFFICE OCCUPANCY	96.7	6
AVG % RETAIL OCCUPANCY	100.0	5
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.73	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.33	4
ELECTRICAL	1.71	4
GAS	.03	3
FUEL OIL		
PURCH STEAM	.66	3
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Omaha, NE

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 445,796 SQ. FT.					404,039 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.46	1.17			1.47	1.18		
REPAIR-MAINT	3	.69	.69			.70	.69		
UTILITIES	3	1.04	.81			1.04	.81		
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	.36	.32			.40	.41		
TOTAL OPER EXP	3	3.55	3.07			3.92	4.04		
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7596	3
AVG SQFT/RETAIL TENANT	1542	3
AVG SQFT/OFFICE WORKER	188	3
AVG % OFFICE OCCUPANCY	99.7	3
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.75	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.04	3
ELECTRICAL	.86	3
GAS	.18	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Philadelphia, PA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 801,092 SQ. FT.					496,342 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.09	1.07			1.10	1.07		
REPAIR-MAINT	3	1.09	1.24			1.10	1.25		
UTILITIES	3	1.83	1.96			1.83	1.96		
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	.34	.45			.41	.55		
TOTAL OPER EXP	3	4.36	4.32			5.26	5.30		
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11773	3
AVG SQFT/RETAIL TENANT	560	2
AVG SQFT/OFFICE WORKER	166	3
AVG % OFFICE OCCUPANCY	94.9	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.77	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.81	2
ELECTRICAL	1.35	2
GAS	.00	2
FUEL OIL		
PURCH STEAM	.46	2
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Portland, OR

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,128,141 SQ. FT.				586,423 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	4	1.33	1.30	1.24	1.53	1.36	1.32	1.25	1.56
REPAIR-MAINT	5	1.92	1.29	.92	2.35	2.14	1.34	.94	2.66
UTILITIES	4	1.43	1.41	1.07	1.83	1.43	1.41	1.07	1.83
RDS/GRNDS/SEC	2	.22	.46			.81	.71		
ADMINISTRATIVE	2	.49	.70			1.81	2.31		
TOTAL OPER EXP	4	4.54	4.03	3.46	5.59	5.56	4.99	4.10	6.53
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	2	1.52	1.54						
TOTAL CONTRACT	2	1.33	1.92						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8645	4
AVG SQFT/RETAIL TENANT	3234	4
AVG SQFT/OFFICE WORKER	182	5
AVG % OFFICE OCCUPANCY	94.5	5
AVG % RETAIL OCCUPANCY	100.0	5
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.89	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	2.49	2
PAYROLL	1.14	2
ELEVATOR	.06	2
HVAC	.21	2
ELECTRICAL	.19	2
STRUCT/ROOF	.28	2
PLUMBING	.06	2
FIRE/LIFE SFTY	.05	2
OTHER MAINT/SUP	.49	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.43	4
ELECTRICAL	1.30	4
GAS	.10	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.22	2
RDS/GNDS TOTAL	.06	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.49	2
PAYROLL	.35	2
MGMT FEES		
PROF FEES		
GEN OFC EXP	.04	2
OTHER ADM EXP	.07	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.52	2
CLEANING		
REPAIR/MAINT	1.14	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.35	2
TOTAL CONTRACTS	1.33	2
CLEANING		
REPAIR/MAINT	.86	2
RDS/GROUNDS	.06	2
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Richmond, VA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	80 BLDS	2,261,703 SQ. FT.				2,209,428 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	2	1.16	1.16			1.18	1.17		
REPAIR-MAINT	80	.32	.84			.32	.85		
UTILITIES	79	1.31	1.28			1.31	1.28		
RDS/GRNDS/SEC									
ADMINISTRATIVE	80	.22	.32			.22	.41		
TOTAL OPER EXP									
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	48391	80
AVG SQFT/RETAIL TENANT	1965	2
AVG SQFT/OFFICE WORKER	380	80
AVG % OFFICE OCCUPANCY	98.4	80
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.96	79

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.31	79
ELECTRICAL	.99	79
GAS	.19	79
FUEL OIL	.03	79
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Sacramento, CA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	2,054,691 SQ. FT.				1,896,943 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	7	1.71	1.74	1.73	1.90	1.72	1.74	1.73	1.92
REPAIR-MAINT	7	1.68	1.68	1.52	2.02	1.69	1.68	1.54	2.02
UTILITIES	7	1.01	.87	.83	1.11	1.01	.87	.83	1.11
RDS/GRNDS/SEC	5	.05	.05	.03	.10	.06	.06	.03	.12
ADMINISTRATIVE	7	.42	.47	.34	.65	.47	.59	.36	.83
TOTAL OPER EXP	7	4.87	4.95	4.82	5.46	5.39	6.11	5.17	6.56
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	5	2.43	2.64	2.16	3.20				
TOTAL CONTRACT	5	1.15	1.17	1.13	1.24				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9436	2
AVG SQFT/RETAIL TENANT	2171	2
AVG SQFT/OFFICE WORKER	211	2
AVG % OFFICE OCCUPANCY	97.7	7
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	10.32	5
RENTABLE/GROSS SQFT	.93	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.84	5
PAYROLL	1.46	5
CONTRACT	.00	2
SUP/MAT/MISC	.14	5
TRASH REMOVAL	.03	5
REPR/MAINT TOTAL	1.80	5
PAYROLL	.80	5
ELEVATOR	.10	5
HVAC	1.01	5
ELECTRICAL	.04	5
STRUCT/ROOF		
PLUMBING	.00	5
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.04	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.01	7
ELECTRICAL	.93	7
GAS	.05	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	5
RDS/GNDS/SEC TOTAL	.05	5
RDS/GNDS TOTAL	.05	5
RDS/GNDS PAYRL	.05	5
RDS/GNDS CONTR		
RDS/GNDS OTHER	.01	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.39	5
PAYROLL	.30	5
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.43	5
CLEANING	1.46	5
REPAIR/MAINT	.80	5
RDS/GROUNDS	.05	5
SECURITY		
ADMINISTRATIVE	.30	5
TOTAL CONTRACTS	1.15	5
CLEANING	.00	2
REPAIR/MAINT	1.15	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	936,042 SQ. FT.				796,575 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	5	1.84	1.74	1.73	1.86	1.89	1.74	1.73	1.89
REPAIR-MAINT	5	1.69	1.79	1.17	2.36	1.71	1.79	1.20	2.36
UTILITIES	5	1.03	.87	.78	1.19	1.03	.87	.78	1.19
RDS/GRNDS/SEC	3	.06	.05			.06	.06		
ADMINISTRATIVE	5	.54	.54	.26	.89	.64	.63	.32	1.12
TOTAL OPER EXP	5	5.14	5.37	4.62	5.59	6.05	6.46	5.61	6.86
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	3	2.68	3.09						
TOTAL CONTRACT	3	1.20	1.18						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9436	2
AVG SQFT/RETAIL TENANT	2171	2
AVG SQFT/OFFICE WORKER	211	2
AVG % OFFICE OCCUPANCY	94.6	5
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	10.32	3
RENTABLE/GROSS SQFT	.89	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.74	3
PAYROLL	1.69	3
CONTRACT	.00	2
SUP/MAT/MISC	.11	3
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	2.04	3
PAYROLL	.80	3
ELEVATOR	.11	3
HVAC	1.05	3
ELECTRICAL	.04	3
STRUCT/ROOF		
PLUMBING	.01	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.05	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.08	5
ELECTRICAL	.92	5
GAS	.07	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	.06	3
RDS/GNDS TOTAL	.06	3
RDS/GNDS PAYRL	.04	3
RDS/GNDS CONTR		
RDS/GNDS OTHER	.03	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.25	3
PAYROLL	.25	3
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.68	3
CLEANING	1.69	3
REPAIR/MAINT	.80	3
RDS/GROUNDS	.04	3
SECURITY		
ADMINISTRATIVE	.25	3
TOTAL CONTRACTS	1.20	3
CLEANING	.00	2
REPAIR/MAINT	1.20	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Saint Petersburg, FL

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	374,110 SQ. FT.				366,826 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	5	1.15	.70	.60	1.47	1.16	.70	.60	1.48
REPAIR-MAINT	4	.71	.05	.03	.81	.71	.05	.03	.82
UTILITIES	4	1.39	1.38	1.22	1.64	1.39	1.38	1.22	1.64
RDS/GRNDS/SEC	4	.54	.68	.22	1.15	.54	.68	.22	1.15
ADMINISTRATIVE									
TOTAL OPER EXP	3	4.04	3.56			4.32	3.56		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	3	1.38	.69						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	471	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	216	5
AVG % OFFICE OCCUPANCY	100.0	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.38	3
PAYROLL		
CONTRACT	1.28	3
SUP/MAT/MISC		
TRASH REMOVAL	.08	3
REPR/MAINT TOTAL	.06	2
PAYROLL		
ELEVATOR	.05	2
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.38	3
ELECTRICAL	1.33	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	2
RDS/GNDS/SEC TOTAL	.38	3
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.33	3
CLEANING	1.28	3
REPAIR/MAINT	.05	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	120,563 SQ. FT.				120,563 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	.64	.64			.64	.64		
REPAIR-MAINT	2	.04	.04			.04	.04		
UTILITIES	3	1.53	1.47			1.53	1.47		
RDS/GRNDS/SEC	3	.92	1.01			.92	1.01		
ADMINISTRATIVE									
TOTAL OPER EXP	2	3.48	3.46			3.46	3.46		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	2	.62	.60						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	406	3
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.68	2
PAYROLL		
CONTRACT	.58	2
SUP/MAT/MISC		
TRASH REMOVAL	.09	2
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.56	2
ELECTRICAL	1.44	2
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	2
RDS/GNDS/SEC TOTAL	.75	2
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.62	2
CLEANING	.58	2
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

San Francisco, CA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	2,550,462 SQ. FT.				2,204,145 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	8	1.75	1.56	1.15	1.93	1.76	1.56	1.16	1.93
REPAIR-MAINT	8	1.19	1.10	.87	1.31	1.20	1.11	.88	1.32
UTILITIES	7	1.23	.86	.81	1.46	1.23	.86	.81	1.46
RDS/GRNDS/SEC	4	.28	.08	.01	.53	.30	.09	.02	.54
ADMINISTRATIVE	8	.54	.56	.41	.64	.63	.62	.50	.74
TOTAL OPER EXP	7	4.90	4.91	3.92	5.62	5.64	5.42	4.57	6.14
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	4	2.97	3.08	2.13	4.14				
TOTAL CONTRACT	4	.63	.16	.12	1.07				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	20794	4
AVG SQFT/RETAIL TENANT	2436	4
AVG SQFT/OFFICE WORKER	261	5
AVG % OFFICE OCCUPANCY	96.4	8
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	12.39	4
RENTABLE/GROSS SQFT	.81	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.67	4
PAYROLL	1.63	3
CONTRACT	.23	4
SUP/MAT/MISC	.09	4
TRASH REMOVAL	.04	4
REPR/MAINT TOTAL	1.35	4
PAYROLL	1.14	4
ELEVATOR	.05	4
HVAC	.04	4
ELECTRICAL	.04	4
STRUCT/ROOF		
PLUMBING	.01	4
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.06	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.23	7
ELECTRICAL	1.09	7
GAS	.12	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	4
RDS/GNDS/SEC TOTAL	.28	4
RDS/GNDS TOTAL	.04	4
RDS/GNDS PAYRL	.04	3
RDS/GNDS CONTR		
RDS/GNDS OTHER	.00	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.62	4
PAYROLL	.59	4
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.97	4
CLEANING	1.63	3
REPAIR/MAINT	1.14	4
RDS/GROUNDS	.04	3
SECURITY		
ADMINISTRATIVE	.59	4
TOTAL CONTRACTS	.63	4
CLEANING	.23	4
REPAIR/MAINT	.15	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	964,993 SQ. FT.				862,859 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	5	1.49	1.55	1.10	1.88	1.50	1.55	1.11	1.88
REPAIR-MAINT	5	1.23	1.07	.62	1.86	1.24	1.07	.62	1.86
UTILITIES	4	1.33	1.14	.77	1.85	1.33	1.14	.77	1.85
RDS/GRNDS/SEC	3	.44	.13			.47	.16		
ADMINISTRATIVE	5	.53	.56	.32	.72	.59	.61	.38	.80
TOTAL OPER EXP	4	5.07	5.30	4.29	6.03	5.52	5.55	4.73	6.67
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	3	2.93	3.14						
TOTAL CONTRACT	3	.91	.13						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14136	2
AVG SQFT/RETAIL TENANT	855	2
AVG SQFT/OFFICE WORKER	383	3
AVG % OFFICE OCCUPANCY	93.1	5
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	13.64	3
RENTABLE/GROSS SQFT	.91	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.52	3
PAYROLL	1.75	2
CONTRACT	.38	3
SUP/MAT/MISC	.09	3
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	1.48	3
PAYROLL	1.29	3
ELEVATOR	.03	3
HVAC	.03	3
ELECTRICAL	.04	3
STRUCT/ROOF		
PLUMBING	.01	3
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.07	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.33	4
ELECTRICAL	1.15	4
GAS	.14	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	3
RDS/GNDS/SEC TOTAL	.44	3
RDS/GNDS TOTAL	.05	3
RDS/GNDS PAYRL	.07	2
RDS/GNDS CONTR		
RDS/GNDS OTHER	.01	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.66	3
PAYROLL	.60	3
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.93	3
CLEANING	1.75	2
REPAIR/MAINT	1.29	3
RDS/GROUNDS	.07	2
SECURITY		
ADMINISTRATIVE	.60	3
TOTAL CONTRACTS	.91	3
CLEANING	.38	3
REPAIR/MAINT	.13	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Seattle, WA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	900,060 SQ. FT.				744,165 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.70	1.65			1.74	1.67		
REPAIR-MAINT	3	1.30	1.18			1.33	1.18		
UTILITIES	3	1.02	.72			1.02	.72		
RDS/GRNDS/SEC									
ADMINISTRATIVE									
TOTAL OPER EXP	3	4.02	4.32			4.86	5.09		
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9514	3
AVG SQFT/RETAIL TENANT	3347	3
AVG SQFT/OFFICE WORKER	194	3
AVG % OFFICE OCCUPANCY	94.6	3
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.02	3
ELECTRICAL	.84	3
GAS		
FUEL OIL		
PURCH STEAM	.18	3
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Toledo, OH

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	223,287 SQ. FT.				175,891 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.60	1.62			1.61	1.63		
REPAIR-MAINT	3	1.04	1.04			1.04	1.05		
UTILITIES	3	1.42	1.36			1.42	1.36		
RDS/GRNDS/SEC									
ADMINISTRATIVE	2	.54	.54			.71	.71		
TOTAL OPER EXP	3	4.55	4.64			5.77	6.14		
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4545	3
AVG SQFT/RETAIL TENANT	570	2
AVG SQFT/OFFICE WORKER	295	3
AVG % OFFICE OCCUPANCY	90.4	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.42	3
ELECTRICAL	1.11	3
GAS	.30	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Washington, DC

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	26 BLDS	11,756,264 SQ. FT.				10,076,527 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	20	1.41	1.31	1.01	1.60	1.43	1.34	1.03	1.64
REPAIR-MAINT	25	1.09	1.31	.51	1.84	1.11	1.33	.52	1.87
UTILITIES	22	1.61	1.89	1.38	2.09	1.61	1.89	1.38	2.09
RDS/GRNDS/SEC									
ADMINISTRATIVE	22	.88	1.13	.11	1.68	1.02	1.38	.12	1.83
TOTAL OPER EXP	20	6.03	6.76	4.44	7.48	7.04	7.62	5.22	8.77
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	91783	26
AVG SQFT/RETAIL TENANT	4000	20
AVG SQFT/OFFICE WORKER	234	25
AVG % OFFICE OCCUPANCY	98.4	26
AVG % RETAIL OCCUPANCY	100.0	20
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.76	15

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.61	22
ELECTRICAL	1.08	20
GAS	.00	7
FUEL OIL		
PURCH STEAM	.55	22
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	102,530 SQ. FT.				84,610 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	2	1.74	1.44			1.74	1.44		
REPAIR-MAINT	3	.85	.16			.85	.16		
UTILITIES	2	1.49	1.31			1.49	1.31		
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	.60	.03			.73	.04		
TOTAL OPER EXP	2	5.28	4.42			6.23	4.84		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	28203	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	317	2
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.79	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.49	2
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM	.43	2
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Washington, DC

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	204,187 SQ. FT.				182,912 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING									
REPAIR-MAINT	3	2.99	2.11			3.04	2.12		
UTILITIES	2	2.72	2.78			2.72	2.78		
RDS/GRNDS/SEC									
ADMINISTRATIVE	2	1.56	1.58			1.70	1.69		
TOTAL OPER EXP									
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	36562	3
AVG SQFT/RETAIL TENANT	682	3
AVG SQFT/OFFICE WORKER	257	3
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.78	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.72	2
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM	2.25	2
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,082,319 SQ. FT.				948,488 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	6	1.09	.99	.78	1.41	1.10	1.00	.79	1.42
REPAIR-MAINT	6	1.67	1.57	.74	2.28	1.68	1.58	.74	2.29
UTILITIES	6	1.84	1.63	1.42	2.11	1.84	1.63	1.42	2.11
RDS/GRNDS/SEC									
ADMINISTRATIVE	4	1.23	1.09	.36	1.85	1.40	1.19	.38	2.32
TOTAL OPER EXP	6	6.78	6.76	3.36	7.63	7.74	8.09	3.47	9.92
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	55699	6
AVG SQFT/RETAIL TENANT	1589	4
AVG SQFT/OFFICE WORKER	227	6
AVG % OFFICE OCCUPANCY	94.0	6
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.75	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.84	6
ELECTRICAL	1.11	6
GAS		
FUEL OIL		
PURCH STEAM	.73	6
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Washington, DC

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,966,507 SQ. FT.				1,701,885 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	5	2.02	1.54	1.28	3.04	2.06	1.59	1.29	3.08
REPAIR-MAINT	5	1.96	1.74	1.27	2.84	2.02	1.74	1.30	2.89
UTILITIES	5	1.92	1.92	1.78	2.04	1.92	1.92	1.78	2.04
RDS/GRNDS/SEC									
ADMINISTRATIVE	4	1.89	2.07	1.39	2.49	2.21	2.54	1.79	2.77
TOTAL OPER EXP	5	8.11	7.41	6.52	10.19	9.53	8.32	7.31	12.79
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	62858	5
AVG SQFT/RETAIL TENANT	1795	5
AVG SQFT/OFFICE WORKER	261	5
AVG % OFFICE OCCUPANCY	99.7	5
AVG % RETAIL OCCUPANCY	100.0	5
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.92	5
ELECTRICAL	1.30	5
GAS	.00	3
FUEL OIL		
PURCH STEAM	.62	5
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	8,366,711 SQ. FT.				7,158,632 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	6	1.21	1.26	1.21	1.33	1.24	1.28	1.22	1.35
REPAIR-MAINT	8	.71	.87	.43	1.16	.73	.88	.44	1.18
UTILITIES	7	1.44	1.91	.80	2.16	1.44	1.91	.80	2.16
RDS/GRNDS/SEC									
ADMINISTRATIVE	9	.64	.76	.04	1.19	.75	.90	.05	1.43
TOTAL OPER EXP	6	4.99	5.50	3.42	6.51	5.85	6.57	4.04	8.17
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	123802	9
AVG SQFT/RETAIL TENANT	6807	8
AVG SQFT/OFFICE WORKER	228	9
AVG % OFFICE OCCUPANCY	98.6	9
AVG % RETAIL OCCUPANCY	100.0	8
AVG $ RAT: YR-END RENT		
RENTABLE/GROSS SQFT	.76	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.44	7
ELECTRICAL	.99	7
GAS	.00	3
FUEL OIL		
PURCH STEAM	.45	7
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Washington, DC/VA

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	6,736,896 SQ. FT.				5,739,140 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					8.92	8.59		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	9.71	9.41						
MISCELLANEOUS	2	.02	.02						
TOTAL INCOME	2	9.74	9.43						
EXPENSE									
CLEANING	3	.42	.48			.43	.48		
REPAIR-MAINT	3	.43	.62			.44	.62		
UTILITIES	2	1.72	1.71			1.72	1.71		
RDS/GRNDS/SEC									
ADMINISTRATIVE	5	.08	.23	.09	.34	.09	.23	.10	.42
TOTAL OPER EXP	2	3.28	3.35			3.28	3.35		
FIXED EXPENSES	2	1.30	1.31			1.30	1.31		
TOTAL OPER+FIX	2	4.58	4.66			4.58	4.66		
LEASING EXP									
TOTAL PAYROLL	2	.95	.96						
TOTAL CONTRACT	2	.39	.45						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	356696	5
AVG SQFT/RETAIL TENANT	24060	3
AVG SQFT/OFFICE WORKER	166	5
AVG % OFFICE OCCUPANCY	100.0	5
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.82	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.49	2
PAYROLL	.37	2
CONTRACT	.01	2
SUP/MAT/MISC	.08	2
TRASH REMOVAL	.04	2
REPR/MAINT TOTAL	.83	2
PAYROLL	.40	2
ELEVATOR	.24	2
HVAC	.08	2
ELECTRICAL	.04	2
STRUCT/ROOF		
PLUMBING	.01	2
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.05	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.72	2
ELECTRICAL	1.65	2
GAS	.00	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	2
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.24	2
PAYROLL	.18	2
MGMT FEES		
PROF FEES	.00	2
GEN OFC EXP	.03	2
OTHER ADM EXP	.02	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.30	2
REAL ESTATE TAX	1.11	2
BUILDING INS	.19	2
PERS PROP TAX	.00	2
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.95	2
CLEANING	.37	2
REPAIR/MAINT	.40	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.18	2
TOTAL CONTRACTS	.39	2
CLEANING	.01	2
REPAIR/MAINT	.38	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.00	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Canada Analyses

Real Net Operating Income Rises for Canada Office Buildings

Dr. Alton J. Penz

Canada Private Office Buildings

The owners and managers of private sector Canadian office buildings experienced a real gain in net operating income between 1987 and 1988, based on a control sample survey of 83 properties encompassing almost 25 million square feet of space. These properties, for which income and expense data was reported in both 1987 and 1988, achieved an 11.5 percent increase, or $1.08 (Canadian) per square foot, in estimated average net operating income in 1988, relative to 1987. Adjusted for a 4.1 percent inflation rate, the real gain was 6.9 percent.

The $1.08 increase per square foot was the result of a $1.47 per square foot increase in average total income, which was offset by a $0.27 per square foot increase in average operating expenses, and a $0.01 per square foot increase in average leasing expenses, for those who reported it (Table 1). Because the number of properties reporting leasing expenses rose in 1988 from 1987, the estimate of total expenses (including leasing) rose by $0.38 per square foot, thus accounting for a $1.08 per square foot rise in estimated average net operating income.

A trend which remained consistent in 1988 from previous years was the small change in the cost of cleaning. In fact, average cleaning expenses did not change at all on a nominal basis, remaining at $0.90 per square foot for both 1987 and 1988. The other major operating expenses, repairs/maintenance and utilities, did not rise as much last year as they have in previous years. Whereas average repairs/maintenance expenses rose by 16.6 percent between 1986 and 1987 for a comparable control sample, they rose by only 7.6 percent between 1987 and 1988. Similarly, utilities expenses rose by only 4.9 percent, in comparison with a 10.8 percent rise reported a year ago.

A phenomenon which appears to be contradictory to a longstanding trend is the reported change in average fixed costs, primarily property taxes. Between 1987 and 1988, the control sample buildings reported a drop of $0.03 per square foot, or about 1 percent. This contradicts a trend of several years duration, in which the typical increase in average fixed expenses was approximately 10 percent.

A closer look at mean and median measurements suggests that smaller properties in Canada did not fare as well as larger buildings. As Table 1 reveals, the percent change in the median value for total income was smaller than the percent change in the average value, which indicates that smaller properties, which dominate the median value, did not experience as large income increases as did the larger buildings. Similarly, the median value for total operating plus fixed expenses rose more between 1987 and 1988 than did the average value for total operating plus fixed expenses.

All of the results reported here must be regarded cautiously because of the small sample size. Whereas data covering 162 private office buildings in Canada were received this year, reports for only 83 of these properties were received in 1987 as well. Furthermore, arithmetic by columns reveals some inconsistencies because each line item is reported and analyzed separately. Finally, as the Overview article presented at the front of the book points out, analysis of data from control samples, as these are constructed, tend to be biased downwards, that is, to imply less favorable results than those actually achieved by the typical property owner or manager.

Figure 1 illustrates the ratio of expenses by category to the total for all Canada private sector respondents. The leading source of expense for Canadian office properties continues to be fixed expenses, followed by utilities, repairs/maintenance, and cleaning. In contrast with property managers' experience in the United States, Canadian property owners pay substantially more in property taxes, the major component of fixed expenses.

Canada Government Office Buildings

The analysis of Canadian government office buildings reporting to the *Experience Exchange Report* this year suggests that increases in total operating expenses were held below the rate of inflation, thus producing a real gain in productivity. Closer examination of individual expense components, however, suggests that this conclusion may be tenuous.

The three major components of expense, cleaning, repairs/maintenance, and utilities, all experienced increases in expenses above the rate of inflation in 1988 (4.1%) if average costs are examined. Average cleaning costs, for example, rose by 9.0 percent, from $0.79 to $0.88 per square foot. Similarly, average repairs and maintenance expenses rose by 11.3 percent, from $1.42 to $1.58 per square foot. Yet the building managers reported a drop in administrative expenses of 31.4 percent, or $0.11 per square foot. This decrease offset the increases in major expenses so that reported total operating expenses rose by only 3.8 percent, or $0.16 per square foot. On a real basis, adjusted for inflation, total operating expenses actually dropped by 0.5 percent.

Analysis of the median values suggests somewhat similar results to the analysis of the average values. This situation implies that smaller government buildings experienced the same conditions as larger government buildings, because the median values are more reflective of the more numerous and smaller buildings. Whereas the median cost of cleaning rose by only 3.8 percent, administrative costs dropped by only 4.2 percent, and median total operating cost remained exactly the same, $4.06 per square foot. On a real basis, smaller government office buildings thus achieved a significant drop in total operating expenses.

All of these results must be considered with due caution, however, because the sample size is so small; 131 buildings containing only 27 million square feet of space.

Summary

An examination of the occupancy, income, and expense experiences for Canadian private office properties that have reported to the *Experience Exchange Report* for the last five years places the performance of the properties in the two year control sample in perspective. As Table 3 reveals, occupancy levels for this highly restrictive sample of properties reached a low of 91.7 percent in 1986. They rebounded from this level in 1987, and 1988 revealed further improvement.

The income and expense picture for the five year control sample reflects this rebound in occupancy levels and suggests that the Canadian office building industry is pulling out of a slump created by excessive amounts of vacant space and correspondingly soft markets (Tables 4, 5). In both 1987 and 1988, estimated net operating income increased at a rate exceeding the inflation rate, so that these properties experienced increases in estimated real net operating income. In 1988, the increases were slightly smaller than they were in 1987, primarily due to a surge in operating expenses. Leasing expenses continued to decline from a peak in 1986, corresponding to the low occupancy levels in that year.

In contrast with the experience of a five year control sample of private sector U.S. properties which realized an increase in fixed expenses of 46 percent over five years, the comparable figure for the Canadian properties was less than 11 percent. On a real basis, Canadian properties saw a drop in fixed expenses, notably property taxes, over the five year period. It is important to point out, however, that Canadian properties pay fixed expenses that on average are 20 percent higher than the payments by U.S. properties.

INCOME EXPENSE COMPARISONS: 1987-1988
CANADA PRIVATE SECTOR

Control Sample
83 Buildings, 24.6 million sq. ft.
Canada Dollars per sq. ft.

	MEDIANS[1]			AVERAGES[1]		
	1987	1988	%Change	1987	1988	%Change
INCOME						
Office	14.53	15.94	9.7	16.88	18.98	12.4
Retail	16.99	18.15	6.8	18.55	20.73	11.7
Total Income	15.71	15.95	1.5	17.51	18.98	8.4
EXPENSES						
Cleaning	.77	.85	10.4	.90	.90	0.0
Rep./Maint.	1.04	1.16	11.5	1.19	1.28	7.6
Utils.	1.43	1.46	2.1	1.44	1.51	4.9
Rds/Gnds/Sec	.29	.29	0.0	.35	.35	0.0
Admin.	.64	.72	12.5	.70	.79	12.8
Total Oper.	4.42	4.71	6.6	4.54	4.81	5.9
Fix. Exp.	2.56	2.60	1.6	3.18	3.15	-1.0
Tot. Op & Fix	6.89	7.33	6.4	7.59	7.84	3.3
Leasing	.78	.75	-3.8	.99	1.00	1.0
Tot. Exp & Lease[2]				8.11	8.49	4.7
Net Op. Income (NOI)[3]				9.40	10.48	11.5
NOI Adj. for Infl. (4.1%)					10.05	6.9

[1] Each line item is calculated on the basis of no-zero responses for that item; hence, total items may not agree with column totals.
[2] Total Operating and Fixed plus Leasing Expenses on a weighted average basis, calculated from column entries.
[3] Total Income less Total Expenses and Leasing, calculated from column entries; it is not reported by respondents.

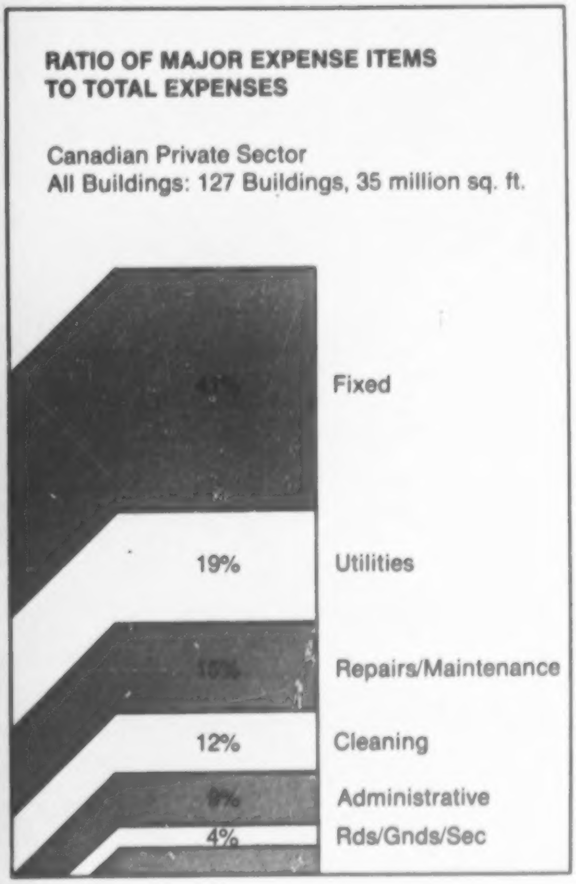
Table 1

EXPENSE COMPARISONS: 1987-1988
CANADA GOVERNMENT BUILDINGS

Control Sample
98 Buildings: 17.4 million sq. ft.
Canada Dollars per sq. ft.

	MEDIANS			AVERAGES		
	1987	1988	%Change	1987	1988	%Change
EXPENSES						
Cleaning	0.71	0.74	5.6	0.83	0.78	-6.0
Rep./Maint.	1.42	1.46	26.4	1.15	1.39	20.9
Utils.	1.23	1.30	1.6	1.45	1.50	3.4
Admin.	0.32	0.23	166.7	0.10	0.33	230.0
Tot. Oper.	4.03	3.94	13.1	3.69	4.12	11.6
Tot. Adj. for inflation (4.4%)					3.94	6.9

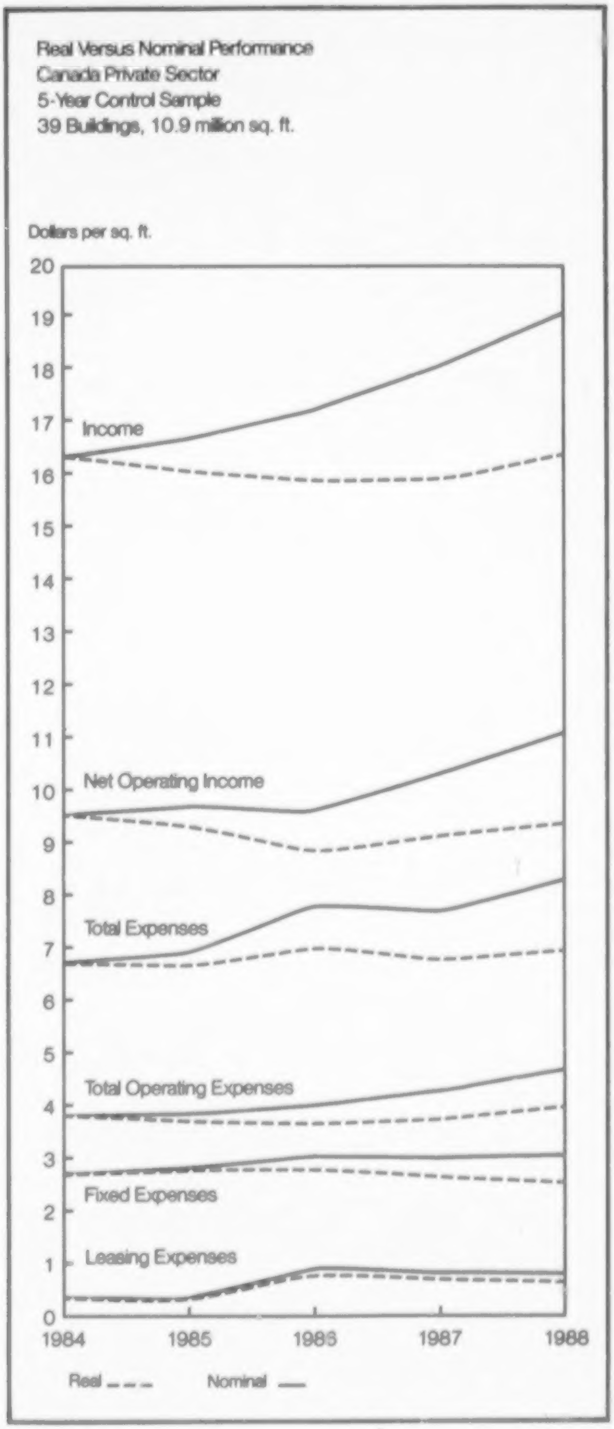
Table 2



RATIO OF MAJOR EXPENSE ITEMS TO TOTAL EXPENSES

Canadian Private Sector
All Buildings: 127 Buildings, 35 million sq. ft.

Figure 1



Real Versus Nominal Performance
Canada Private Sector
5-Year Control Sample
39 Buildings, 10.9 million sq. ft.

Figure 2

OCCUPANCY CONDITIONS					(Percent of Rentable Space)	
		1984	1985	1986	1987	1988
2-Year Control Samples, Canada Private Sector (83 Bldgs: 24.6 million sq. ft.)						
	Office				91.8	93.0
	Retail				87.7	90.0
5-Year Control Samples, Canada Private Sector (39 Bldgs: 10.9 million sq. ft.)						
	Office	93.4	92.9	91.7	94.2	95.5
	Retail	93.5	93.8	91.9	94.6	93.6
All Buildings Reporting, Canada Private Sector (162 Bldgs: 42.0 million sq. ft.)						
	Office					92.0
	Retail					90.3

Table 3

COMPARISON OF AVERAGE INCOME AND EXPENSES CANADA PRIVATE SECTOR				5-Year Control Sample 39 Buildings: 10.9 million sq. ft. Nominal Canada Dollars per sq. ft.		
	1984	1985	1986	1987	1988	Difference 1984–1988
Income	16.34	16.69	17.23	18.07	19.37	
% Difference		2.1%	3.2%	4.9%	7.2%	18.5%
Total Operating Exp.	3.86	3.90	4.03	4.30	4.71	
% Difference		1.0%	3.3%	6.7%	9.5%	22.0%
Fixed Expenses	2.74	2.85	3.06	3.00	3.03	
% Difference		4.0%	7.4%	-2.0%	1.0%	10.6%
Leasing Expenses	0.35	0.38	0.94	0.83	0.81	
% Difference		8.6%	147.4%	-11.7%	-2.4%	131.4%
Total Expenses	6.78	6.96	7.63	7.70	8.24	
% Difference		2.6%	9.6%	0.9%	7.0%	21.5%
Net Operating Income	9.56	9.73	9.60	10.37	11.13	
% Difference		1.8%	-1.3%	8.0%	7.3%	16.4%
% Difference, CPI		4.0%	4.1%	4.4%	4.1%	

Table 4

COMPARISON OF AVERAGE INCOME AND EXPENSES
CANADA PRIVATE SECTOR

5-Year Control Sample
39 Buildings: 10.9 million sq. ft.
Real 1984 Canada Dollars per sq. ft.
(Adjusted for annual change in CPI)

	1984	1985	1986	1987	1988	Difference 1984–1988
Income	16.34	16.02	15.86	15.90	16.35	
% Difference		-1.9%	-1.0%	0.2%	2.8%	0.0%
Total Operating Exp.	3.86	3.74	3.71	3.78	3.97	
% Difference		-3.1%	-0.8%	1.9%	5.0	2.8%
Fixed Expenses	2.74	2.74	2.82	2.64	2.56	
% Difference		0.0%	2.9%	-6.4%	-3.0%	-6.6%
Leasing Expenses	0.35	0.36	0.86	0.73	0.68	
% Difference		2.8%	138.9%	-15.1%	-6.8%	94.3%
Total Expenses	6.78	6.68	7.02	6.78	6.95	
% Difference		-1.5%	5.1%	-3.4%	2.5%	2.5%
Net Operating Income	9.56	9.34	8.84	9.13	9.39	
% Difference		-2.3%	-5.3%	3.3	2.8	-1.8
% Difference, CPI		4.0%	4.1%	4.4%	4.1%	

Table 5

Canada Private Sector: Special Studies

All Buildings—1988
2-Year Comparison of Identical Buildings
5-Year Comparison of Identical Buildings
Agency Managed Buildings
All-Electric Buildings

All Buildings — 1988

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	162 BLDS	42,046,492 SQ. FT.				38,719,796 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	145					18.63	14.63	10.89	18.48
RETAIL AREA	91	22.31	17.49	10.71	25.62				
OTHER AREA	38	14.85	8.40	3.70	9.60				
TOTAL RENT	147	18.38	14.74	11.55	18.39				
MISCELLANEOUS	106	.42	.06	.02	.23				
TOTAL INCOME	148	18.58	14.88	11.73	18.80				
EXPENSE									
CLEANING	160	.91	.84	.67	1.07	.95	.88	.70	1.10
REPAIR-MAINT	162	1.27	1.18	.90	1.59	1.31	1.18	.93	1.63
UTILITIES	159	1.42	1.42	1.18	1.73	1.44	1.44	1.17	1.78
RDS/GRNDS/SEC	162	.34	.28	.18	.41	.36	.29	.17	.44
ADMINISTRATIVE	161	.80	.74	.48	1.03	.87	.79	.47	1.06
TOTAL OPER EXP	157	4.73	4.63	3.86	5.41	5.13	5.14	4.21	5.72
FIXED EXPENSES	159	3.29	2.36	1.83	3.68	3.57	2.60	1.94	3.91
TOTAL OPER+FIX	156	7.87	6.91	6.19	8.73	8.55	7.47	6.60	9.39
LEASING EXP	106	1.40	.69	.22	1.98				
TOTAL PAYROLL	152	.79	.68	.39	.95				
TOTAL CONTRACT	159	1.87	1.67	1.40	2.30				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11954	161
AVG SQFT/RETAIL TENANT	2297	100
AVG SQFT/OFFICE WORKER	209	106
AVG % OFFICE OCCUPANCY	92.0	162
AVG % RETAIL OCCUPANCY	90.3	102
AVG $ RATE YR-END RENT	20.66	136
RENTABLE/GROSS SQFT	.90	97

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.91	157
PAYROLL	.31	56
CONTRACT	.72	150
SUP/MAT/MISC	.08	128
TRASH REMOVAL	.05	126
REPR/MAINT TOTAL	1.27	159
PAYROLL	.40	135
ELEVATOR	.20	158
HVAC	.27	153
ELECTRICAL	.10	151
STRUCT/ROOF	.09	86
PLUMBING	.03	134
FIRE/LIFE SFTY	.03	95
OTHER MAINT/SUP	.29	156

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.42	158
ELECTRICAL	1.15	156
GAS	.18	114
FUEL OIL	.09	19
PURCH STEAM	.31	13
PURCH CH WTR	.03	3
COAL		
WATER/SEWER	.08	133
RDS/GNDS/SEC TOTAL	.34	148
RDS/GNDS TOTAL	.08	113
RDS/GNDS PAYRL	.04	19
RDS/GNDS CONTR	.08	94
RDS/GNDS OTHER	.04	40

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.30	136
SEC PAYROLL	.22	47
SEC CONTRACTS	.22	109
SEC OTHER	.06	39
ADMIN TOTAL	.82	158
PAYROLL	.28	114
MGMT FEES	.59	98
PROF FEES	.05	105
GEN OFC EXP	.14	122
OTHER ADM EXP	.12	93

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.53	157
REAL ESTATE TAX	3.19	156
BUILDING INS	.11	155
PERS PROP TAX	.07	10
OTHER TAX	.08	41
LEASING EXPENSES	1.38	106
ADV/PROMOTION	.06	79
COMMISSIONS	.26	64
PROF FEES	.09	38
TENANT ALTS	1.31	74
BUY-OUTS	.86	8
OTHER LEASING	.32	23

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.79	152
CLEANING	.31	56
REPAIR/MAINT	.40	135
RDS/GROUNDS	.04	19
SECURITY	.22	47
ADMINISTRATIVE	.28	114
TOTAL CONTRACTS	1.87	159
CLEANING	.72	150
REPAIR/MAINT	.62	159
RDS/GROUNDS	.06	94
SECURITY	.22	109
ADMINISTRATIVE	.47	130

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Comparison of Identical Buildings (2 Year)

1987

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	83 BLDS	24,565,467 SQ. FT.				22,694,019 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	77					16.88	14.53	10.13	18.22
RETAIL AREA	53	18.55	16.99	10.96	24.51				
OTHER AREA	31	16.64	5.10	3.01	8.04				
TOTAL RENT	80	17.21	15.31	10.61	18.24				
MISCELLANEOUS	55	.41	.07	.03	.20				
TOTAL INCOME	80	17.51	15.71	11.24	18.28				
EXPENSE									
CLEANING	83	.90	.77	.64	1.00	.94	.82	.67	1.05
REPAIR-MAINT	83	1.19	1.04	.82	1.38	1.23	1.09	.85	1.43
UTILITIES	83	1.44	1.43	1.15	1.72	1.47	1.46	1.19	1.75
RDS/GRNDS/SEC	80	.35	.29	.17	.43	.38	.31	.17	.46
ADMINISTRATIVE	81	.70	.64	.43	.87	.75	.68	.47	.96
TOTAL OPER EXP	83	4.54	4.42	3.82	5.04	4.92	4.67	4.03	5.58
FIXED EXPENSES	81	3.18	2.56	1.94	3.55	3.43	2.77	2.08	3.78
TOTAL OPER+FIX	83	7.59	6.89	5.87	8.50	8.22	7.48	6.32	9.34
LEASING EXP	44	.99	.78	.21	1.52				
TOTAL PAYROLL	79	.81	.70	.39	.84				
TOTAL CONTRACT	80	1.69	1.65	1.04	2.20				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11831	79
AVG SQFT/RETAIL TENANT	2416	49
AVG SQFT/OFFICE WORKER	214	56
AVG % OFFICE OCCUPANCY	91.8	83
AVG % RETAIL OCCUPANCY	87.7	54
AVG $ RATE YR-END RENT	16.81	66
RENTABLE/GROSS SQFT	.90	73

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.92	78
PAYROLL	.35	18
CONTRACT	.78	76
SUP/MAT/MISC	.05	69
TRASH REMOVAL	.04	60
REPR/MAINT TOTAL	1.22	77
PAYROLL	.48	65
ELEVATOR	.20	76
HVAC	.20	75
ELECTRICAL	.10	69
STRUCT/ROOF	.09	42
PLUMBING	.03	65
FIRE/LIFE SFTY	.04	38
OTHER MAINT/SUP	.27	71

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.44	78
ELECTRICAL	1.16	78
GAS	.18	54
FUEL OIL	.50	7
PURCH STEAM	.26	10
PURCH CH WTR		
COAL		
WATER/SEWER	.09	62
RDS/GNDS/SEC TOTAL	.35	76
RDS/GNDS TOTAL	.05	57
RDS/GNDS PAYRL	.05	6
RDS/GNDS CONTR	.03	48
RDS/GNDS OTHER	.02	22

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.33	70
SEC PAYROLL	.23	21
SEC CONTRACTS	.24	62
SEC OTHER	.04	18
ADMIN TOTAL	.70	78
PAYROLL	.27	53
MGMT FEES	.51	52
PROF FEES	.03	59
GEN OFC EXP	.07	56
OTHER ADM EXP	.10	53

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.23	76
REAL ESTATE TAX	3.11	73
BUILDING INS	.11	76
PERS PROP TAX	.29	5
OTHER TAX	.25	26
LEASING EXPENSES	.93	43
ADV/PROMOTION	.06	32
COMMISSIONS	.18	40
PROF FEES		
TENANT ALTS	.91	33
BUY-OUTS	.10	3
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.81	79
CLEANING	.35	18
REPAIR/MAINT	.48	65
RDS/GROUNDS	.05	6
SECURITY	.23	21
ADMINISTRATIVE	.27	53
TOTAL CONTRACTS	1.69	80
CLEANING	.78	76
REPAIR/MAINT	.46	73
RDS/GROUNDS	.03	48
SECURITY	.24	62
ADMINISTRATIVE	.42	58

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

1988

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	83 BLDS	24,625,561 SQ. FT.				22,687,848 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	75					18.96	15.94	12.46	19.33
RETAIL AREA	51	20.73	18.15	11.72	25.50				
OTHER AREA	27	18.05	5.07	3.42	9.19				
TOTAL RENT	77	18.68	15.73	12.16	19.50				
MISCELLANEOUS	53	.41	.06	.02	.29				
TOTAL INCOME	77	18.96	15.95	12.34	19.62				
EXPENSE									
CLEANING	83	.90	.85	.69	1.16	.94	.89	.73	1.18
REPAIR-MAINT	83	1.28	1.16	.90	1.59	1.32	1.18	.94	1.63
UTILITIES	83	1.51	1.46	1.23	1.83	1.53	1.54	1.23	1.85
RDS/GRNDS/SEC	83	.35	.29	.18	.49	.38	.31	.18	.52
ADMINISTRATIVE	83	.79	.72	.47	1.03	.85	.80	.49	1.20
TOTAL OPER EXP	83	4.81	4.71	4.17	5.42	5.22	5.26	4.38	5.75
FIXED EXPENSES	80	3.15	2.60	1.99	3.88	3.42	2.83	2.14	3.95
TOTAL OPER+FIX	81	7.84	7.33	6.39	9.30	8.53	7.96	6.64	9.64
LEASING EXP	53	1.00	.75	.19	1.60				
TOTAL PAYROLL	80	.74	.67	.38	.95				
TOTAL CONTRACT	82	2.00	2.02	1.50	2.34				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13264	83
AVG SQFT/RETAIL TENANT	2399	54
AVG SQFT/OFFICE WORKER	218	48
AVG % OFFICE OCCUPANCY	93.0	83
AVG % RETAIL OCCUPANCY	90.0	55
AVG $ RATE YR-END RENT	19.57	64
RENTABLE/GROSS SQFT	.91	67

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.89	82
PAYROLL	.19	22
CONTRACT	.78	80
SUP/MAT/MISC	.05	68
TRASH REMOVAL	.04	66
REPR/MAINT TOTAL	1.29	82
PAYROLL	.42	71
ELEVATOR	.21	81
HVAC	.27	81
ELECTRICAL	.11	78
STRUCT/ROOF	.08	47
PLUMBING	.03	74
FIRE/LIFE SFTY	.04	44
OTHER MAINT/SUP	.26	80

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.60	82
ELECTRICAL	1.17	82
GAS	.20	68
FUEL OIL	.18	10
PURCH STEAM	.33	10
PURCH CH WTR	.04	2
COAL		
WATER/SEWER	.08	69
RDS/GNDS/SEC TOTAL	.36	76
RDS/GNDS TOTAL	.06	53
RDS/GNDS PAYRL	.11	5
RDS/GNDS CONTR	.04	47
RDS/GNDS OTHER	.03	20

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.33	69
SEC PAYROLL	.24	26
SEC CONTRACTS	.24	55
SEC OTHER	.04	23
ADMIN TOTAL	.79	81
PAYROLL	.28	58
MGMT FEES	.60	54
PROF FEES	.04	65
GEN OFC EXP	.14	67
OTHER ADM EXP	.08	53

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.56	80
REAL ESTATE TAX	3.06	80
BUILDING INS	.10	79
PERS PROP TAX	.09	5
OTHER TAX	.07	26
LEASING EXPENSES	.96	53
ADV/PROMOTION	.07	44
COMMISSIONS	.20	35
PROF FEES	.13	18
TENANT ALTS	.94	38
BUY-OUTS	.08	2
OTHER LEASING	.13	10

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.74	80
CLEANING	.19	22
REPAIR/MAINT	.42	71
RDS/GROUNDS	.11	5
SECURITY	.24	26
ADMINISTRATIVE	.28	58
TOTAL CONTRACTS	2.00	82
CLEANING	.78	80
REPAIR/MAINT	.86	82
RDS/GROUNDS	.04	47
SECURITY	.24	55
ADMINISTRATIVE	.43	74

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

As of 1989 ADMIN LEGAL + AUDIT = PROF FEES; LEASING COMM & PROF FEES separate; OTHER LEASING introduced.

Comparison of Identical Buildings (5 Year)

1984

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	39 BLDS	10,686,415 SQ. FT.				9,728,146 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	38					16.65	12.25	9.60	14.91
RETAIL AREA	28	18.25	13.84	11.05	19.58				
OTHER AREA	14	11.25	4.25	2.85	9.13				
TOTAL RENT	39	16.18	12.19	9.29	14.57				
MISCELLANEOUS	26	.25	.09	.03	.32				
TOTAL INCOME	39	16.34	12.44	9.33	14.94				
EXPENSE									
CLEANING	39	.84	.72	.63	.91	.89	.78	.67	.96
REPAIR-MAINT	39	.93	.84	.62	1.24	.97	.84	.70	1.24
UTILITIES	39	1.34	1.39	1.17	1.48	1.39	1.41	1.19	1.52
RDS/GRNDS/SEC	37	.28	.27	.10	.39	.31	.31	.11	.43
ADMINISTRATIVE	38	.48	.47	.35	.64	.53	.52	.38	.72
TOTAL OPER EXP	39	3.86	3.77	3.27	4.35	4.24	4.02	3.60	5.01
FIXED EXPENSES	38	2.74	1.94	1.72	2.66	3.01	2.17	1.87	3.04
TOTAL OPER + FIX	39	6.55	5.84	5.02	6.64	7.20	6.40	5.41	7.22
LEASING EXP	26	.35	.11	.07	.50				
TOTAL PAYROLL	35	.71	.49	.36	.73				
TOTAL CONTRACT	35	1.48	1.43	.90	1.87				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12185	38
AVG SQFT/RETAIL TENANT	2095	28
AVG SQFT/OFFICE WORKER	224	13
AVG % OFFICE OCCUPANCY	93.4	39
AVG % RETAIL OCCUPANCY	93.5	29
AVG $ RATE YR-END RENT	14.13	31
RENTABLE/GROSS SQFT	.83	20

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.90	33
PAYROLL	.40	7
CONTRACT	.73	32
SUP/MAT/MISC	.05	29
TRASH REMOVAL	.03	25
REPR/MAINT TOTAL	1.04	32
PAYROLL	.46	30
ELEVATOR	.18	32
HVAC	.16	32
ELECTRICAL	.05	28
STRUCT/ROOF	.07	16
PLUMBING	.01	26
FIRE/LIFE SFTY	.06	16
OTHER MAINT/SUP	.13	30

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	26.57	7
ELECTRICAL	1.09	33
GAS	.23	25
FUEL OIL	.49	2
PURCH STEAM	.31	3
PURCH CH WTR		
COAL	.01	2
WATER/SEWER	.06	29
RDS/GNDS/SEC TOTAL	.29	31
RDS/GNDS TOTAL	.09	16
RDS/GNDS PAYRL	.11	2
RDS/GNDS CONTR	.06	15
RDS/GNDS OTHER	.02	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.29	28
SEC PAYROLL	.20	9
SEC CONTRACTS	.19	23
SEC OTHER	.03	11
ADMIN TOTAL	.56	31
PAYROLL	.13	17
MGMT FEES	.44	25
PROF FEES	.02	19
GEN OFC EXP	.06	24
OTHER ADM EXP	.06	25

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.84	33
REAL ESTATE TAX	2.80	32
BUILDING INS	.05	32
PERS PROP TAX	.33	3
OTHER TAX	.03	13
LEASING EXPENSES	.44	24
ADV/PROMOTION	.01	13
COMMISSIONS	.22	15
PROF FEES		
TENANT ALTS	.36	18
BUY-OUTS	.06	2
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.71	35
CLEANING	.40	7
REPAIR/MAINT	.46	30
RDS/GROUNDS	.11	2
SECURITY	.20	9
ADMINISTRATIVE	.13	17
TOTAL CONTRACTS	1.48	35
CLEANING	.73	32
REPAIR/MAINT	.33	30
RDS/GROUNDS	.06	15
SECURITY	.19	23
ADMINISTRATIVE	.46	25

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

1985

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	39 BLDS	10,750,400 SQ. FT.				9,757,193 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	35					16.84	12.27	9.93	14.52
RETAIL AREA	29	19.26	15.40	9.67	22.42				
OTHER AREA	18	12.78	4.98	3.12	22.12				
TOTAL RENT	37	16.65	12.24	9.98	14.74				
MISCELLANEOUS	27	.07	.06	.02	.09				
TOTAL INCOME	37	16.69	12.24	10.00	14.78				
EXPENSE									
CLEANING	39	.82	.71	.61	.83	.87	.78	.66	.93
REPAIR-MAINT	39	.94	.87	.72	1.15	.96	.87	.75	1.20
UTILITIES	39	1.35	1.35	1.13	1.55	1.39	1.42	1.22	1.63
RDS/GRNDS/SEC	35	.29	.26	.13	.36	.32	.27	.15	.42
ADMINISTRATIVE	39	.53	.50	.32	.72	.58	.56	.36	.83
TOTAL OPER EXP	39	3.90	3.75	3.22	4.46	4.30	4.10	3.56	4.94
FIXED EXPENSES	39	2.85	1.99	1.80	2.74	3.14	2.19	1.97	3.13
TOTAL OPER + FIX	39	6.75	6.12	5.17	6.83	7.44	6.36	5.62	7.82
LEASING EXP	22	.36	.22	.06	.58				
TOTAL PAYROLL	36	.66	.46	.35	.69				
TOTAL CONTRACT	36	1.37	1.27	.99	1.80				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12736	37
AVG SQFT/RETAIL TENANT	2184	29
AVG SQFT/OFFICE WORKER	248	11
AVG % OFFICE OCCUPANCY	92.9	39
AVG % RETAIL OCCUPANCY	93.8	31
AVG $ RATE YR-END RENT	13.25	22
RENTABLE/GROSS SQFT	.83	17

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.84	34
PAYROLL	.36	7
CONTRACT	.69	33
SUP/MAT/MISC	.05	30
TRASH REMOVAL	.03	28
REPR/MAINT TOTAL	.97	34
PAYROLL	.42	31
ELEVATOR	.18	34
HVAC	.16	34
ELECTRICAL	.04	31
STRUCT/ROOF	.07	15
PLUMBING	.02	28
FIRE/LIFE SFTY	.05	12
OTHER MAINT/SUP	.15	32

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.36	34
ELECTRICAL	1.10	34
GAS	.20	26
FUEL OIL	.14	5
PURCH STEAM	.34	3
PURCH CH WTR		
COAL		
WATER/SEWER	.06	28
RDS/GNDS/SEC TOTAL	.26	31
RDS/GNDS TOTAL	.07	23
RDS/GNDS PAYRL	.11	2
RDS/GNDS CONTR	.02	18
RDS/GNDS OTHER	.07	10

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.24	29
SEC PAYROLL	.19	13
SEC CONTRACTS	.17	22
SEC OTHER	.03	11
ADMIN TOTAL	.59	39
PAYROLL	.10	17
MGMT FEES	.45	26
PROF FEES	.02	29
GEN OFC EXP	.07	28
OTHER ADM EXP	.06	25

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.85	34
REAL ESTATE TAX	2.80	34
BUILDING INS	.04	33
PERS PROP TAX	.07	2
OTHER TAX	.01	13
LEASING EXPENSES	.42	21
ADV/PROMOTION	.01	10
COMMISSIONS	.13	16
PROF FEES		
TENANT ALTS	.46	15
BUY-OUTS	.22	2
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.66	36
CLEANING	.36	7
REPAIR/MAINT	.42	31
RDS/GROUNDS	.11	2
SECURITY	.19	13
ADMINISTRATIVE	.10	17
TOTAL CONTRACTS	1.37	36
CLEANING	.69	33
REPAIR/MAINT	.29	31
RDS/GROUNDS	.02	18
SECURITY	.17	22
ADMINISTRATIVE	.32	30

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

As of 1989 ADMIN LEGAL + AUDIT = PROF FEES; LEASING COMM & PROF FEES separate; OTHER LEASING introduced.

Comparison of Identical Buildings (5 Year)

1986

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	39 BLDS	10,750,385 SQ. FT.				9,758,904 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	30					17.36	14.26	10.40	15.77
RETAIL AREA	30	19.27	15.38	10.86	25.96				
OTHER AREA	16	9.47	4.21	2.91	7.40				
TOTAL RENT	39	17.11	13.38	9.79	15.72				
MISCELLANEOUS	28	.18	.12	.02	.23				
TOTAL INCOME	39	17.23	13.40	9.85	15.82				
EXPENSE									
CLEANING	39	.83	.71	.62	.92	.87	.81	.64	1.00
REPAIR-MAINT	39	.97	.91	.74	1.16	1.02	1.03	.78	1.22
UTILITIES	39	1.39	1.39	1.19	1.60	1.46	1.46	1.26	1.70
RDS/GRNDS/SEC	35	.32	.27	.16	.37	.35	.29	.16	.38
ADMINISTRATIVE	36	.56	.51	.40	.74	.62	.57	.40	.84
TOTAL OPER EXP	39	4.03	3.96	3.19	4.49	4.44	4.29	3.66	5.11
FIXED EXPENSES	39	3.06	2.17	1.85	3.01	3.37	2.33	2.03	3.40
TOTAL OPER + FIX	39	7.10	6.06	5.34	7.66	7.82	6.56	5.72	8.26
LEASING EXP	22	.94	.65	.08	.98				
TOTAL PAYROLL	37	.73	.50	.36	.83				
TOTAL CONTRACT	37	1.37	1.15	.90	1.86				

OCCUPANCY INFO.	AVERAGE	BLDS
AVG SQFT/OFFICE TENANT	15364	36
AVG SQFT/RETAIL TENANT	2427	25
AVG SQFT/OFFICE WORKER	209	13
AVG % OFFICE OCCUPANCY	91.7	30
AVG % RETAIL OCCUPANCY	91.9	31
AVG $ RATE YR-END RENT	11.44	28
RENTABLE/GROSS SQFT	.93	39

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.96	35
PAYROLL	.40	6
CONTRACT	.72	34
SUP/MAT/MISC	.05	28
TRASH REMOVAL	.03	29
REPR/MAINT TOTAL	1.01	35
PAYROLL	.43	31
ELEVATOR	.19	35
HVAC	.17	35
ELECTRICAL	.06	25
STRUCT/ROOF	.10	11
PLUMBING	.02	22
FIRE/LIFE SFTY	.06	9
OTHER MAINT/SUP	.20	33

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.41	35
ELECTRICAL	1.17	35
GAS	.19	25
FUEL OIL	.06	6
PURCH STEAM	.33	3
PURCH CH WTR		
COAL		
WATER/SEWER	.09	27
RDS/GNDS/SEC TOTAL	.32	32
RDS/GNDS TOTAL	.07	21
RDS/GNDS PAYRL	.09	2
RDS/GNDS CONTR	.04	20
RDS/GNDS OTHER	.04	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.28	31
SEC PAYROLL	.19	12
SEC CONTRACTS	.20	24
SEC OTHER	.06	11
ADMIN TOTAL	.56	34
PAYROLL	.16	21
MGMT FEES	.43	25
PROF FEES	.03	16
GEN OFC EXP	.08	27
OTHER ADM EXP	.17	20

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.10	36
REAL ESTATE TAX	2.96	35
BUILDING INS	.08	35
PERS PROP TAX	.07	3
OTHER TAX	.10	15
LEASING EXPENSES	.96	21
ADV/PROMOTION	.01	12
COMMISSIONS	.19	19
PROF FEES		
TENANT ALTS	.96	17
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.73	37
CLEANING	.40	6
REPAIR/MAINT	.43	31
RDS/GROUNDS	.09	2
SECURITY	.19	12
ADMINISTRATIVE	.16	21
TOTAL CONTRACTS	1.37	37
CLEANING	.72	34
REPAIR/MAINT	.34	10
RDS/GROUNDS	.04	20
SECURITY	.20	24
ADMINISTRATIVE	.62	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

1987

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	39 BLDS	10,833,677 SQ. FT.				9,845,096 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	37					18.73	14.75	10.78	17.07
RETAIL AREA	30	20.96	15.70	11.57	24.40				
OTHER AREA	16	7.70	3.96	1.92	5.45				
TOTAL RENT	39	18.01	13.40	10.49	17.14				
MISCELLANEOUS	30	.07	.06	.01	.13				
TOTAL INCOME	39	18.07	13.52	10.56	17.17				
EXPENSE									
CLEANING	39	.82	.74	.66	.89	.86	.79	.69	.96
REPAIR-MAINT	39	1.11	1.10	.82	1.38	1.14	1.13	.87	1.41
UTILITIES	39	1.43	1.43	1.21	1.66	1.48	1.49	1.30	1.77
RDS/GRNDS/SEC	37	.33	.28	.13	.39	.36	.29	.13	.46
ADMINISTRATIVE	38	.63	.66	.46	.87	.70	.73	.49	.94
TOTAL OPER EXP	39	4.30	4.34	3.70	4.82	4.74	4.59	4.01	5.61
FIXED EXPENSES	38	3.00	2.15	1.89	2.69	3.31	2.33	1.94	3.02
TOTAL OPER + FIX	39	7.23	6.25	5.40	7.33	7.96	6.46	5.83	8.51
LEASING EXP	22	.83	.69	.21	1.16				
TOTAL PAYROLL	37	.76	.56	.38	.86				
TOTAL CONTRACT	37	1.50	1.38	.92	2.21				

OCCUPANCY INFO.	AVERAGE	BLDS
AVG SQFT/OFFICE TENANT	13447	38
AVG SQFT/RETAIL TENANT	2161	25
AVG SQFT/OFFICE WORKER	210	14
AVG % OFFICE OCCUPANCY	94.2	39
AVG % RETAIL OCCUPANCY	94.6	28
AVG $ RATE YR-END RENT	12.19	26
RENTABLE/GROSS SQFT	.92	39

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.84	36
PAYROLL	.26	6
CONTRACT	.72	33
SUP/MAT/MISC	.05	32
TRASH REMOVAL	.04	26
REPR/MAINT TOTAL	1.16	34
PAYROLL	.46	31
ELEVATOR	.19	34
HVAC	.18	33
ELECTRICAL	.07	30
STRUCT/ROOF	.06	17
PLUMBING	.03	26
FIRE/LIFE SFTY	.05	8
OTHER MAINT/SUP	.26	33

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.44	35
ELECTRICAL	1.20	35
GAS	.18	26
FUEL OIL	.10	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	28
RDS/GNDS/SEC TOTAL	.32	33
RDS/GNDS TOTAL	.06	24
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	19
RDS/GNDS OTHER	.02	9

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.31	31
SEC PAYROLL	.21	11
SEC CONTRACTS	.21	26
SEC OTHER	.05	11
ADMIN TOTAL	.64	34
PAYROLL	.17	21
MGMT FEES	.49	26
PROF FEES	.02	31
GEN OFC EXP	.09	27
OTHER ADM EXP	.14	27

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.07	34
REAL ESTATE TAX	2.96	34
BUILDING INS	.06	34
PERS PROP TAX	.09	3
OTHER TAX	.04	14
LEASING EXPENSES	.83	22
ADV/PROMOTION	.01	12
COMMISSIONS	.13	20
PROF FEES		
TENANT ALTS	.90	16
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.76	37
CLEANING	.26	6
REPAIR/MAINT	.46	31
RDS/GROUNDS		
SECURITY	.21	11
ADMINISTRATIVE	.17	21
TOTAL CONTRACTS	1.50	37
CLEANING	.72	33
REPAIR/MAINT	.36	36
RDS/GROUNDS	.03	19
SECURITY	.21	25
ADMINISTRATIVE	.43	28

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

As of 1989 ADMIN LEGAL + AUDIT = PROF FEES; LEASING COMM & PROF FEES separate; OTHER LEASING introduced.

Comparison of Identical Buildings (5 Year)

1988

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	39 BLDS	10,880,979 SQ. FT.				9,872,109 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	37					19.96	15.69	11.54	17.22
RETAIL AREA	29	21.72	14.82	11.02	24.64				
OTHER AREA	15	10.41	3.84	2.36	7.43				
TOTAL RENT	39	19.29	15.69	11.95	17.90				
MISCELLANEOUS	29	.08	.06	.01	.17				
TOTAL INCOME	39	19.37	15.87	12.03	18.03				
EXPENSE									
CLEANING	39	.87	.78	.69	.99	.92	.84	.72	1.06
REPAIR-MAINT	39	1.24	1.17	.97	1.59	1.27	1.17	.99	1.59
UTILITIES	39	1.52	1.44	1.26	1.78	1.55	1.56	1.31	1.82
RDS/GRNDS/SEC	39	.34	.26	.14	.45	.37	.29	.15	.47
ADMINISTRATIVE	39	.76	.71	.52	.99	.83	.82	.52	1.05
TOTAL OPER EXP	39	4.71	4.55	4.11	5.26	5.18	4.81	4.48	5.73
FIXED EXPENSES	39	3.03	2.26	1.86	2.84	3.33	2.39	2.00	3.00
TOTAL OPER + FIX	39	7.74	6.73	6.12	7.96	8.51	7.35	6.56	9.09
LEASING EXP	24	.81	.77	.16	1.41				
TOTAL PAYROLL	38	.78	.62	.38	.89				
TOTAL CONTRACT	39	1.78	1.77	1.44	2.21				

OCCUPANCY INFO.	AVERAGE	BLDS
AVG SQFT/OFFICE TENANT	14073	39
AVG SQFT/RETAIL TENANT	2134	28
AVG SQFT/OFFICE WORKER	201	12
AVG % OFFICE OCCUPANCY	95.5	39
AVG % RETAIL OCCUPANCY	93.6	29
AVG $ RATE YR-END RENT	14.97	26
RENTABLE/GROSS SQFT	.92	38

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.87	39
PAYROLL	.25	11
CONTRACT	.76	37
SUP/MAT/MISC	.06	35
TRASH REMOVAL	.04	32
REPR/MAINT TOTAL	1.24	39
PAYROLL	.43	37
ELEVATOR	.20	39
HVAC	.23	38
ELECTRICAL	.08	37
STRUCT/ROOF	.09	21
PLUMBING	.03	34
FIRE/LIFE SFTY	.04	12
OTHER MAINT/SUP	.27	38

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.52	39
ELECTRICAL	1.18	39
GAS	.17	30
FUEL OIL	.03	5
PURCH STEAM	.26	3
PURCH CH WTR		
COAL		
WATER/SEWER	.10	33
RDS/GNDS/SEC TOTAL	.35	34
RDS/GNDS TOTAL	.08	20
RDS/GNDS PAYRL	.12	3
RDS/GNDS CONTR	.03	17
RDS/GNDS OTHER	.02	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	31
SEC PAYROLL	.24	17
SEC CONTRACTS	.26	21
SEC OTHER	.04	14
ADMIN TOTAL	.76	39
PAYROLL	.18	26
MGMT FEES	.55	28
PROF FEES	.03	36
GEN OFC EXP	.21	32
OTHER ADM EXP	.13	24

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.03	39
REAL ESTATE TAX	2.94	39
BUILDING INS	.07	39
PERS PROP TAX	.11	3
OTHER TAX	.02	16
LEASING EXPENSES	.81	24
ADV/PROMOTION	.02	19
COMMISSIONS	.16	18
PROF FEES	.21	5
TENANT ALTS	.78	19
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.78	38
CLEANING	.25	11
REPAIR/MAINT	.43	37
RDS/GROUNDS	.12	3
SECURITY	.24	17
ADMINISTRATIVE	.18	26
TOTAL CONTRACTS	1.78	39
CLEANING	.76	37
REPAIR/MAINT	.56	39
RDS/GROUNDS	.03	17
SECURITY	.26	21
ADMINISTRATIVE	.36	38

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.
As of 1989 ADMIN LEGAL + AUDIT = PROF FEES; LEASING COMM & PROF FEES separate; OTHER LEASING introduced.

Agency Managed

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	46 BLDS	15,256,440 SQ. FT.				14,053,829 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	41					21.33	18.22	13.96	18.91
RETAIL AREA	27	25.73	19.65	15.55	31.17				
OTHER AREA	18	9.05	6.66	4.22	13.55				
TOTAL RENT	43	20.18	15.84	12.97	20.03				
MISCELLANEOUS	27	.12	.06	.01	.24				
TOTAL INCOME	43	20.27	16.14	13.00	20.30				
EXPENSE									
CLEANING	46	.87	.87	.65	1.07	.91	.93	.68	1.10
REPAIR-MAINT	46	1.21	1.11	.84	1.59	1.24	1.14	.87	1.61
UTILITIES	47	1.50	1.38	1.17	1.74	1.51	1.41	1.20	1.79
RDS/GRNDS/SEC	46	.33	.29	.18	.44	.36	.30	.18	.51
ADMINISTRATIVE	46	.93	.85	.60	1.18	1.01	.94	.68	1.27
TOTAL OPER EXP	47	4.84	4.65	4.11	5.46	5.26	5.27	4.33	5.72
FIXED EXPENSES	47	3.56	2.44	2.00	4.06	3.90	2.76	2.17	4.10
TOTAL OPER + FIX	46	8.40	7.03	6.11	9.66	9.16	7.93	6.66	10.09
LEASING EXP	31	1.06	.89	.46	2.03				
TOTAL PAYROLL	45	.79	.71	.53	.91				
TOTAL CONTRACT	46	1.91	2.02	1.50	2.34				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11803	46
AVG SQFT/RETAIL TENANT	1913	33
AVG SQFT/OFFICE WORKER	206	34
AVG % OFFICE OCCUPANCY	93.0	46
AVG % RETAIL OCCUPANCY	92.3	33
AVG $ RATE YR-END RENT	20.00	38
RENTABLE/GROSS SQFT	.89	34

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.87	46
PAYROLL	.26	15
CONTRACT	.73	42
SUP/MAT/MISC	.06	36
TRASH REMOVAL	.05	41
REPR/MAINT TOTAL	1.21	46
PAYROLL	.41	38
ELEVATOR	.23	46
HVAC	.22	42
ELECTRICAL	.08	42
STRUCT/ROOF	.05	19
PLUMBING	.08	38
FIRE/LIFE SFTY	.04	31
OTHER MAINT/SUP	.26	45

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.50	46
ELECTRICAL	1.24	45
GAS	.18	35
FUEL OIL	.01	6
PURCH STEAM	.29	6
PURCH CH WTR		
COAL		
WATER/SEWER	.08	38
RDS/GNDS/SEC TOTAL	.34	39
RDS/GNDS TOTAL	.07	35
RDS/GNDS PAYRL	.00	[illegible]
RDS/GNDS CONTR	.07	21
RDS/GNDS OTHER	.01	9

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.32	36
SEC PAYROLL	.26	13
SEC CONTRACTS	.23	27
SEC OTHER	.05	12
ADMIN TOTAL	.94	46
PAYROLL	.27	27
MGMT FEES	.66	34
PROF FEES	.06	34
GEN OFC EXP	.12	33
OTHER ADM EXP	.09	24

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.24	46
REAL ESTATE TAX	3.54	46
BUILDING INS	.11	46
PERS PROP TAX	.11	2
OTHER TAX	.01	4
LEASING EXPENSES	.92	29
ADV/PROMOTION	.04	21
COMMISSIONS	.30	19
PROF FEES	.16	14
TENANT ALTS	.76	18
BUY-OUTS	.94	3
OTHER LEASING	.24	10

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.79	45
CLEANING	.26	15
REPAIR/MAINT	.41	38
RDS/GROUNDS	.03	3
SECURITY	.26	13
ADMINISTRATIVE	.27	27
TOTAL CONTRACTS	1.91	46
CLEANING	.73	42
REPAIR/MAINT	.56	45
RDS/GROUNDS	.07	21
SECURITY	.23	27
ADMINISTRATIVE	.54	43

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	426,389 SQ. FT.				406,716 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					14.25	14.30	13.47	15.59
RETAIL AREA	3	25.14	21.08						
OTHER AREA									
TOTAL RENT	6	14.66	14.66	13.47	15.18				
MISCELLANEOUS	4	.54	.50	.04	.97				
TOTAL INCOME	6	15.03	15.17	13.47	16.14				
EXPENSE									
CLEANING	6	1.01	.99	.96	1.17	1.06	1.05	.96	1.21
REPAIR-MAINT	6	1.24	1.36	1.07	1.50	1.28	1.41	1.14	1.63
UTILITIES	6	1.53	1.45	1.16	1.93	1.60	1.61	1.23	1.93
RDS/GRNDS/SEC	6	.29	.25	.18	.32	.31	.25	.18	.36
ADMINISTRATIVE	6	.84	.70	.68	.74	.88	.74	.86	.83
TOTAL OPER EXP	6	4.83	4.69	4.61	5.08	5.07	5.26	5.06	5.33
FIXED EXPENSES	6	2.15	1.96	1.83	2.46	2.26	1.96	1.86	2.60
TOTAL OPER + FIX	6	6.98	7.12	6.42	7.50	7.33	7.20	7.03	7.93
LEASING EXP	6	3.40	1.88	1.68	4.02				
TOTAL PAYROLL	4	1.23	1.01	.54	1.75				
TOTAL CONTRACT	4	1.43	1.53	.96	2.02				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2279	6
AVG SQFT/RETAIL TENANT	2042	3
AVG SQFT/OFFICE WORKER	273	4
AVG % OFFICE OCCUPANCY	89.3	6
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	17.56	6
RENTABLE/GROSS SQFT	.86	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.02	4
PAYROLL	.74	3
CONTRACT	.45	3
SUP/MAT/MISC	.15	2
TRASH REMOVAL	.07	3
REPR/MAINT TOTAL	1.22	4
PAYROLL	.40	4
ELEVATOR	.22	4
HVAC	.29	3
ELECTRICAL	.04	2
STRUCT/ROOF		
PLUMBING	.10	3
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.44	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.69	4
ELECTRICAL	1.10	4
GAS	.45	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	3
RDS/GNDS/SEC TOTAL	.09	2
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.09	2
SEC PAYROLL		
SEC CONTRACTS	.09	2
SEC OTHER		
ADMIN TOTAL	.82	4
PAYROLL		
MGMT FEES	.60	3
PROF FEES	.29	2
GEN OFC EXP	.10	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.22	4
REAL ESTATE TAX	2.13	4
BUILDING INS	.09	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.82	4
ADV/PROMOTION	.07	4
COMMISSIONS	.06	2
PROF FEES	.42	3
TENANT ALTS	1.58	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.23	4
CLEANING	.74	3
REPAIR/MAINT	.40	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.43	4
CLEANING	.45	3
REPAIR/MAINT	.51	4
RDS/GROUNDS		
SECURITY	.09	2
ADMINISTRATIVE	.57	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Agency Managed

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	15 BLDS	2,862,833 SQ. FT.				2,678,747 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	14					18.28	16.80	13.85	22.10
RETAIL AREA	8	21.16	13.86	7.26	20.85				
OTHER AREA	5	12.82	7.43	5.04	13.03				
TOTAL RENT	15	16.07	16.47	13.43	21.15				
MISCELLANEOUS	9	.16	.06	.01	.12				
TOTAL INCOME	15	16.17	16.53	13.46	21.15				
EXPENSE									
CLEANING	15	.81	.70	.63	.92	.85	.76	.67	.94
REPAIR-MAINT	15	1.07	.93	.80	1.46	1.11	1.06	.82	1.49
UTILITIES	15	1.56	1.36	1.28	1.72	1.56	1.36	1.28	1.72
RDS/GRNDS/SEC	15	.25	.22	.13	.32	.26	.24	.14	.36
ADMINISTRATIVE	15	1.16	.91	.81	1.35	1.20	1.00	.90	1.52
TOTAL OPER EXP	15	4.85	4.50	4.25	5.14	5.19	4.97	4.36	5.67
FIXED EXPENSES	15	3.36	2.42	2.05	4.30	3.59	2.72	2.19	4.30
TOTAL OPER+FIX	15	8.21	7.12	6.43	9.29	8.77	8.00	6.76	9.80
LEASING EXP	11	1.10	.77	.42	2.25				
TOTAL PAYROLL	15	.61	.55	.30	.74				
TOTAL CONTRACT	15	2.06	2.12	1.94	2.26				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8671	15
AVG SQFT/RETAIL TENANT	1897	8
AVG SQFT/OFFICE WORKER	183	8
AVG % OFFICE OCCUPANCY	93.1	15
AVG % RETAIL OCCUPANCY	92.1	8
AVG $ RATE YR-END RENT	19.13	13
RENTABLE/GROSS SQFT	.92	11

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.81	15
PAYROLL	.31	4
CONTRACT	.61	15
SUP/MAT/MISC	.09	14
TRASH REMOVAL	.05	12
REPR/MAINT TOTAL	1.07	15
PAYROLL	.31	12
ELEVATOR	.20	15
HVAC	.24	14
ELECTRICAL	.09	15
STRUCT/ROOF	.08	10
PLUMBING	.02	12
FIRE/LIFE SFTY	.04	12
OTHER MAINT/SUP	.22	15

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.56	15
ELECTRICAL	1.27	15
GAS	.23	11
FUEL OIL		
PURCH STEAM	.30	3
PURCH CH WTR		
COAL		
WATER/SEWER	.07	12
RDS/GNDS/SEC TOTAL	.28	12
RDS/GNDS TOTAL	.04	7
RDS/GNDS PAYRL	.08	2
RDS/GNDS CONTR	.03	5
RDS/GNDS OTHER	.02	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.25	12
SEC PAYROLL		
SEC CONTRACTS	.21	11
SEC OTHER	.04	3
ADMIN TOTAL	1.18	15
PAYROLL	.70	5
MGMT FEES	.69	14
PROF FEES	.03	13
GEN OFC EXP	.15	11
OTHER ADM EXP	.16	9

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.36	15
REAL ESTATE TAX	3.24	15
BUILDING INS	.09	15
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.10	11
ADV/PROMOTION	.04	9
COMMISSIONS	.33	9
PROF FEES	.02	6
TENANT ALTS	.74	10
BUY-OUTS		
OTHER LEASING	.26	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.61	15
CLEANING	.31	4
REPAIR/MAINT	.31	12
RDS/GROUNDS	.06	2
SECURITY		
ADMINISTRATIVE	.70	5
TOTAL CONTRACTS	2.06	15
CLEANING	.61	15
REPAIR/MAINT	.59	15
RDS/GROUNDS	.03	5
SECURITY	.21	11
ADMINISTRATIVE	.69	15

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	12 BLDS	5,036,296 SQ. FT.				4,560,214 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					20.36	17.14	16.22	19.33
RETAIL AREA	9	26.25	19.16	17.11	32.88				
OTHER AREA	7	12.78	8.17	4.90	16.42				
TOTAL RENT	10	20.81	17.67	16.66	19.95				
MISCELLANEOUS	7	.19	.24	.03	.34				
TOTAL INCOME	10	20.95	17.84	16.68	20.43				
EXPENSE									
CLEANING	12	.85	.85	.69	1.03	.92	.94	.71	1.12
REPAIR-MAINT	12	1.22	1.02	.89	1.41	1.26	1.02	.91	1.53
UTILITIES	12	1.54	1.46	1.27	1.79	1.54	1.50	1.27	1.79
RDS/GRNDS/SEC	12	.38	.39	.25	.49	.41	.40	.27	.57
ADMINISTRATIVE	12	1.13	1.03	.80	1.49	1.25	1.14	.91	1.65
TOTAL OPER EXP	12	5.12	4.98	4.16	5.97	5.65	5.49	4.46	6.36
FIXED EXPENSES	12	3.55	3.00	2.20	4.98	3.92	3.54	2.57	5.11
TOTAL OPER+FIX	12	8.67	8.56	6.36	9.98	9.56	9.42	6.74	11.21
LEASING EXP	9	1.25	1.01	.70	1.81				
TOTAL PAYROLL	12	.76	.80	.62	.89				
TOTAL CONTRACT	12	2.11	2.12	1.50	2.75				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11157	12
AVG SQFT/RETAIL TENANT	1847	11
AVG SQFT/OFFICE WORKER	186	10
AVG % OFFICE OCCUPANCY	92.7	12
AVG % RETAIL OCCUPANCY	90.8	11
AVG $ RATE YR-END RENT	21.16	9
RENTABLE/GROSS SQFT	.88	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.85	12
PAYROLL	.07	4
CONTRACT	.74	12
SUP/MAT/MISC	.05	9
TRASH REMOVAL	.05	12
REPR/MAINT TOTAL	1.22	12
PAYROLL	.36	10
ELEVATOR	.25	12
HVAC	.19	12
ELECTRICAL	.08	12
STRUCT/ROOF	.05	6
PLUMBING	.04	11
FIRE/LIFE SFTY	.06	9
OTHER MAINT/SUP	.32	12

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.54	12
ELECTRICAL	1.29	12
GAS	.17	10
FUEL OIL	.00	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	9
RDS/GNDS/SEC TOTAL	.38	11
RDS/GNDS TOTAL	.11	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	6
RDS/GNDS OTHER	.00	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	11
SEC PAYROLL	.31	5
SEC CONTRACTS	.30	7
SEC OTHER	.05	3
ADMIN TOTAL	1.19	12
PAYROLL	.38	10
MGMT FEES	.73	9
PROF FEES	.07	9
GEN OFC EXP	.14	8
OTHER ADM EXP	.11	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.55	12
REAL ESTATE TAX	3.42	12
BUILDING INS	.12	12
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.17	9
ADV/PROMOTION	.04	7
COMMISSIONS	.36	7
PROF FEES	.22	3
TENANT ALTS	.70	5
BUY-OUTS	1.36	2
OTHER LEASING	.23	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.76	12
CLEANING	.07	4
REPAIR/MAINT	.38	10
RDS/GROUNDS		
SECURITY	.31	5
ADMINISTRATIVE	.38	10
TOTAL CONTRACTS	2.11	12
CLEANING	.74	12
REPAIR/MAINT	.86	12
RDS/GROUNDS	.11	6
SECURITY	.30	7
ADMINISTRATIVE	.61	11

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Agency Managed

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	4,517,529 SQ. FT.				4,167,863 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					20.21	18.33	13.92	22.91
RETAIL AREA	4	21.99	20.72	19.65	24.46				
OTHER AREA	3	1.87	2.23						
TOTAL RENT	5	16.20	15.31	8.61	21.57				
MISCELLANEOUS	4	.04	.04	.01	.07				
TOTAL INCOME	5	16.23	15.31	8.65	21.62				
EXPENSE									
CLEANING	6	.81	.76	.64	.94	.84	.80	.71	.95
REPAIR-MAINT	6	1.10	.92	.83	1.74	1.12	.95	.84	1.75
UTILITIES	6	1.11	1.10	.89	1.47	1.11	1.10	.89	1.47
RDS/GRNDS/SEC	6	.28	.30	.21	.43	.31	.35	.21	.47
ADMINISTRATIVE	6	.53	.49	.31	.79	.58	.60	.33	.83
TOTAL OPER EXP	6	3.83	3.67	3.25	4.71	4.15	4.16	3.32	5.30
FIXED EXPENSES	5	2.24	2.20	2.10	2.43	2.45	2.62	2.19	2.76
TOTAL OPER+FIX	5	5.82	6.02	5.27	6.55	6.39	6.31	5.51	7.83
LEASING EXP	3	.25	.24						
TOTAL PAYROLL	6	.79	.68	.59	1.14				
TOTAL CONTRACT	6	1.38	1.30	.88	1.77				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	40196	6
AVG SQFT/RETAIL TENANT	2562	6
AVG SQFT/OFFICE WORKER	236	3
AVG % OFFICE OCCUPANCY	92.1	6
AVG % RETAIL OCCUPANCY	92.8	6
AVG $ RATE YR-END RENT	19.36	5
RENTABLE/GROSS SQFT	.86	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.81	6
PAYROLL	.44	2
CONTRACT	.68	5
SUP/MAT/MISC	.10	5
TRASH REMOVAL	.03	6
REPR/MAINT TOTAL	1.10	6
PAYROLL	.32	6
ELEVATOR	.22	6
HVAC	.22	6
ELECTRICAL	.06	6
STRUCT/ROOF	.02	3
PLUMBING	.02	6
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.24	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.11	6
ELECTRICAL	.90	6
GAS	.14	6
FUEL OIL	.00	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	5
RDS/GNDS/SEC TOTAL	.28	6
RDS/GNDS TOTAL	.06	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	4
RDS/GNDS OTHER	.00	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.29	5
SEC PAYROLL	.26	4
SEC CONTRACTS	.06	2
SEC OTHER	.06	4
ADMIN TOTAL	.53	6
PAYROLL	.14	6
MGMT FEES	.42	3
PROF FEES	.06	5
GEN OFC EXP	.14	6
OTHER ADM EXP	.02	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.66	6
REAL ESTATE TAX	2.51	6
BUILDING INS	.12	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.25	3
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.79	6
CLEANING	.44	2
REPAIR/MAINT	.32	6
RDS/GROUNDS		
SECURITY	.26	4
ADMINISTRATIVE	.14	6
TOTAL CONTRACTS	1.38	6
CLEANING	.68	5
REPAIR/MAINT	.53	6
RDS/GROUNDS	.05	4
SECURITY	.06	2
ADMINISTRATIVE	.25	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	1,544,770 SQ. FT.				1,420,318 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	12					14.83	12.14	6.89	17.48
RETAIL AREA	7	6.37	8.22	3.86	20.75				
OTHER AREA									
TOTAL RENT	12	14.08	12.16	7.78	17.48				
MISCELLANEOUS	10	.65	.06	.00	.49				
TOTAL INCOME	12	14.80	12.34	7.78	17.48				
EXPENSE									
CLEANING	12	.86	.73	.56	1.09	.90	.75	.62	1.09
REPAIR-MAINT	13	1.24	1.08	.79	1.35	1.29	1.08	.80	1.57
UTILITIES	13	1.36	1.50	1.40	1.69	1.41	1.54	1.46	1.76
RDS/GRNDS/SEC	13	.31	.21	.09	.36	.33	.21	.09	.36
ADMINISTRATIVE	13	1.00	.93	.61	1.41	1.08	.96	.61	1.62
TOTAL OPER EXP	12	4.76	4.87	4.32	5.44	5.15	5.24	4.87	6.26
FIXED EXPENSES	12	2.30	1.82	1.54	3.19	2.52	1.94	1.72	3.19
TOTAL OPER+FIX	11	6.72	6.92	5.74	8.59	7.39	8.06	6.12	9.03
LEASING EXP	9	.65	.47	.37	1.19				
TOTAL PAYROLL	9	.84	.89	.54	1.31				
TOTAL CONTRACT	13	2.02	1.86	1.58	2.11				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10102	13
AVG SQFT/RETAIL TENANT	3936	7
AVG SQFT/OFFICE WORKER	282	5
AVG % OFFICE OCCUPANCY	93.3	13
AVG % RETAIL OCCUPANCY	93.9	7
AVG $ RATE YR-END RENT	16.29	12
RENTABLE/GROSS SQFT	.95	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.86	12
PAYROLL	.29	6
CONTRACT	.70	11
SUP/MAT/MISC	.05	10
TRASH REMOVAL	.04	12
REPR/MAINT TOTAL	1.34	13
PAYROLL	.84	7
ELEVATOR	.09	12
HVAC	.32	13
ELECTRICAL	.12	13
STRUCT/ROOF	.03	6
PLUMBING	.01	12
FIRE/LIFE SFTY	.08	6
OTHER MAINT/SUP	.31	12

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.36	13
ELECTRICAL	1.16	13
GAS	.13	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	11
RDS/GNDS/SEC TOTAL	.31	13
RDS/GNDS TOTAL	.13	13
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	13
RDS/GNDS OTHER	.02	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.24	9
SEC PAYROLL	.13	4
SEC CONTRACTS	.21	9
SEC OTHER		
ADMIN TOTAL	1.09	13
PAYROLL	.41	7
MGMT FEES	.46	13
PROF FEES	.06	6
GEN OFC EXP	.08	12
OTHER ADM EXP	.19	10

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.30	12
REAL ESTATE TAX	2.12	12
BUILDING INS	.10	12
PERS PROP TAX		
OTHER TAX	.13	5
LEASING EXPENSES	.86	9
ADV/PROMOTION	.02	7
COMMISSIONS	.23	3
PROF FEES		
TENANT ALTS	.86	7
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.84	9
CLEANING	.29	6
REPAIR/MAINT	.84	7
RDS/GROUNDS		
SECURITY	.13	4
ADMINISTRATIVE	.41	7
TOTAL CONTRACTS	2.02	13
CLEANING	.70	11
REPAIR/MAINT	.86	13
RDS/GROUNDS	.12	13
SECURITY	.21	9
ADMINISTRATIVE	.81	13

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Agency Managed

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	131,830 SQ. FT.				117,875 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					11.48	7.78	6.28	15.89
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	11.26	12.13	7.48	15.07				
MISCELLANEOUS	4	.06	.01	.00	.06				
TOTAL INCOME	5	11.30	12.24	7.49	15.07				
EXPENSE									
CLEANING	4	.84	.59	.52	.96	.90	.67	.56	1.00
REPAIR-MAINT	5	1.23	1.18	.63	1.75	1.31	1.18	.63	1.97
UTILITIES	5	1.62	1.50	1.40	1.76	1.72	1.64	1.46	1.83
RDS/GRNDS/SEC	5	.11	.10	.08	.16	.12	.11	.07	.17
ADMINISTRATIVE	5	1.15	.86	.57	1.41	1.28	.86	.57	1.71
TOTAL OPER EXP	4	5.06	4.86	4.32	5.36	5.70	5.56	4.33	6.51
FIXED EXPENSES	5	2.02	1.93	1.86	2.62	2.26	1.96	1.77	2.92
TOTAL OPER+FIX	4	7.11	7.25	6.31	7.82	8.01	8.38	6.88	8.82
LEASING EXP	3	2.12	1.44						
TOTAL PAYROLL	2	1.27	.90						
TOTAL CONTRACT	5	1.65	1.62	1.15	1.86				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3656	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	288	2
AVG % OFFICE OCCUPANCY	81.4	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.40	5
RENTABLE/GROSS SQFT	.82	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.84	4
PAYROLL	.86	2
CONTRACT	.45	3
SUP/MAT/MISC	.08	3
TRASH REMOVAL	.06	4
REPR/MAINT TOTAL	1.23	5
PAYROLL	.41	2
ELEVATOR	.12	4
HVAC	.23	5
ELECTRICAL	.09	5
STRUCT/ROOF	.04	4
PLUMBING	.06	4
FIRE/LIFE SFTY	.10	2
OTHER MAINT/SUP	.48	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.62	5
ELECTRICAL	1.34	5
GAS	.36	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	4
RDS/GNDS/SEC TOTAL	.11	5
RDS/GNDS TOTAL	.08	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.08	5
RDC/GNDS OTHER	.06	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.03	2
SEC PAYROLL		
SEC CONTRACTS	.03	2
SEC OTHER		
ADMIN TOTAL	1.16	5
PAYROLL		
MGMT FEES	.56	5
PROF FEES	.36	3
GEN OFC EXP	.07	5
OTHER ADM EXP	.34	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.02	5
REAL ESTATE TAX	1.86	5
BUILDING INS	.06	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	2.12	3
ADV/PROMOTION	.06	3
COMMISSIONS		
PROF FEES		
TENANT ALTS	1.72	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.27	2
CLEANING	.86	2
REPAIR/MAINT	.41	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.65	5
CLEANING	.45	3
REPAIR/MAINT	.50	5
RDS/GROUNDS	.06	5
SECURITY	.03	2
ADMINISTRATIVE	.82	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	887,755 SQ. FT.				833,860 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					17.86	18.52		
RETAIL AREA	2	3.90	17.13						
OTHER AREA									
TOTAL RENT	3	17.06	18.52						
MISCELLANEOUS	2	1.02	.99						
TOTAL INCOME	3	17.66	18.52						
EXPENSE									
CLEANING	4	.82	.87	.49	1.04	.85	.87	.52	1.04
REPAIR-MAINT	4	1.45	1.14	.66	1.95	1.50	1.14	.71	1.95
UTILITIES	4	1.45	1.64	.99	1.76	1.51	1.64	1.04	1.76
RDS/GRNDS/SEC	4	.31	.36	.18	.39	.32	.36	.19	.39
ADMINISTRATIVE	4	.83	.72	.43	1.28	.86	.72	.47	1.28
TOTAL OPER EXP	4	4.86	5.32	3.27	5.92	5.05	5.33	3.43	5.93
FIXED EXPENSES	3	3.24	3.92			3.43	3.92		
TOTAL OPER+FIX	3	7.41	9.12			7.88	9.12		
LEASING EXP	3	.49	.33						
TOTAL PAYROLL	3	1.03	.69						
TOTAL CONTRACT	4	2.16	2.46	1.38	2.67				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14614	4
AVG SQFT/RETAIL TENANT	6781	2
AVG SQFT/OFFICE WORKER	286	2
AVG % OFFICE OCCUPANCY	94.8	4
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	18.82	3
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.82	4
PAYROLL		
CONTRACT	.71	4
SUP/MAT/MISC	.05	4
TRASH REMOVAL	.06	4
REPR/MAINT TOTAL	1.46	4
PAYROLL	1.20	2
ELEVATOR	.09	4
HVAC	.36	4
ELECTRICAL	.17	4
STRUCT/ROOF	.03	2
PLUMBING	.01	4
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.26	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.46	4
ELECTRICAL	1.29	4
GAS	.09	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	.31	4
RDS/GNDS TOTAL	.17	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.17	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.19	3
SEC PAYROLL		
SEC CONTRACTS	.19	3
SEC OTHER		
ADMIN TOTAL	.88	4
PAYROLL	.37	2
MGMT FEES	.49	4
PROF FEES	.02	2
GEN OFC EXP	.06	3
OTHER ADM EXP	.15	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.24	3
REAL ESTATE TAX	3.01	3
BUILDING INS	.10	3
PERS PROP TAX		
OTHER TAX	.18	2
LEASING EXPENSES	.49	3
ADV/PROMOTION		
COMMISSIONS	.14	2
PROF FEES		
TENANT ALTS	.86	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.03	3
CLEANING		
REPAIR/MAINT	1.20	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.37	2
TOTAL CONTRACTS	2.16	4
CLEANING	.71	4
REPAIR/MAINT	.84	4
RDS/GROUNDS	.17	4
SECURITY	.19	3
ADMINISTRATIVE	.80	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

All Electric Buildings

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	22 BLDS	7,869,863 SQ. FT.				7,461,497 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	20					18.77	18.60	12.48	19.23
RETAIL AREA	14	18.99	19.13	14.00	21.32				
OTHER AREA	6	5.29	4.93	3.64	6.49				
TOTAL RENT	21	18.69	16.55	12.55	19.06				
MISCELLANEOUS	17	.69	.12	.01	.35				
TOTAL INCOME	21	19.32	16.96	14.71	19.06				
EXPENSE									
CLEANING	21	.92	.93	.73	1.21	.96	1.01	.75	1.21
REPAIR-MAINT	22	1.23	1.17	.89	1.64	1.27	1.17	.99	1.75
UTILITIES	20	1.41	1.74	1.13	2.07	1.43	1.74	1.16	2.11
RDS/GRNDS/SEC	22	.32	.28	.18	.45	.34	.29	.19	.51
ADMINISTRATIVE	22	.82	.82	.47	1.16	.88	.92	.48	1.28
TOTAL OPER EXP	20	4.75	5.21	4.33	5.73	5.09	5.48	4.83	6.26
FIXED EXPENSES	22	2.83	2.95	2.25	3.80	3.02	3.13	2.32	4.16
TOTAL OPER+FIX	20	7.88	7.98	7.15	9.69	8.12	8.72	7.28	10.86
LEASING EXP	14	1.23	.88	.47	1.43				
TOTAL PAYROLL	22	.69	.73	.44	1.02				
TOTAL CONTRACT	22	2.07	2.10	1.56	2.70				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12801	21
AVG SQFT/RETAIL TENANT	2003	13
AVG SQFT/OFFICE WORKER	228	17
AVG % OFFICE OCCUPANCY	95.3	22
AVG % RETAIL OCCUPANCY	94.9	14
AVG $ RATE YR-END RENT	22.38	17
RENTABLE/GROSS SQFT	.89	18

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.92	21
PAYROLL	.06	7
CONTRACT	.83	20
SUP/MAT/MISC	.05	19
TRASH REMOVAL	.03	19
REPR/MAINT TOTAL	1.23	22
PAYROLL	.38	16
ELEVATOR	.23	22
HVAC	.30	19
ELECTRICAL	.09	20
STRUCT/ROOF	.12	12
PLUMBING	.04	16
FIRE/LIFE SFTY	.04	12
OTHER MAINT/SUP	.24	21

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.41	20
ELECTRICAL	1.26	20
GAS	.11	11
FUEL OIL	.05	2
PURCH STEAM	.24	3
PURCH CH WTR		
COAL		
WATER/SEWER	.07	15
RDS/GNDS/SEC TOTAL	.32	21
RDS/GNDS TOTAL	.03	13
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	10
RDS/GNDS OTHER	.01	7

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.30	21
SEC PAYROLL	.17	12
SEC CONTRACTS	.23	17
SEC OTHER	.04	9
ADMIN TOTAL	.82	22
PAYROLL	.31	19
MGMT FEES	.59	15
PROF FEES	.05	18
GEN OFC EXP	.09	19
OTHER ADM EXP	.09	16

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.83	22
REAL ESTATE TAX	2.74	22
BUILDING INS	.09	21
PERS PROP TAX	.01	5
OTHER TAX		
LEASING EXPENSES	1.23	14
ADV/PROMOTION	.05	13
COMMISSIONS	.24	7
PROF FEES	.12	10
TENANT ALTS	.96	12
BUY-OUTS		
OTHER LEASING	.22	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.69	22
CLEANING	.06	7
REPAIR/MAINT	.38	16
RDS/GROUNDS		
SECURITY	.17	12
ADMINISTRATIVE	.31	19
TOTAL CONTRACTS	2.07	22
CLEANING	.83	20
REPAIR/MAINT	.70	22
RDS/GROUNDS	.02	10
SECURITY	.23	17
ADMINISTRATIVE	.44	20

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	287,290 SQ. FT.				204,460 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	3					15.86	14.71		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	16.41	14.71						
MISCELLANEOUS									
TOTAL INCOME	3	16.41	14.71						
EXPENSE									
CLEANING	3	1.39	1.41			1.41	1.48		
REPAIR-MAINT	3	1.45	1.64			1.47	1.72		
UTILITIES	3	2.12	2.04			2.15	2.04		
RDS/GRNDS/SEC	3	.85	.85			.86	.85		
ADMINISTRATIVE	3	1.61	1.54			1.69	1.54		
TOTAL OPER EXP	3	7.14	6.98			7.24	7.21		
FIXED EXPENSES	3	3.33	3.91			3.27	4.10		
TOTAL OPER+FIX	3	10.46	10.79			10.81	11.32		
LEASING EXP									
TOTAL PAYROLL	3	2.06	2.12						
TOTAL CONTRACT	3	2.06	2.80						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11130	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	222	3
AVG % OFFICE OCCUPANCY	98.1	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.86	2
RENTABLE/GROSS SQFT	.79	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.39	3
PAYROLL		
CONTRACT	1.13	2
SUP/MAT/MISC	.21	3
TRASH REMOVAL	.11	3
REPR/MAINT TOTAL	1.45	3
PAYROLL	.59	2
ELEVATOR	.21	3
HVAC	.80	2
ELECTRICAL	.10	2
STRUCT/ROOF		
PLUMBING	.06	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.04	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.12	3
ELECTRICAL	1.84	3
GAS	.17	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	2
RDS/GNDS/SEC TOTAL	.86	3
RDS/GNDS TOTAL	.31	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.31	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.86	2
SEC PAYROLL		
SEC CONTRACTS	.86	2
SEC OTHER		
ADMIN TOTAL	1.61	3
PAYROLL	1.21	3
MGMT FEES		
PROF FEES	.29	2
GEN OFC EXP	.13	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.33	3
REAL ESTATE TAX	3.19	3
BUILDING INS	.14	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.06	3
CLEANING		
REPAIR/MAINT	.59	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	1.21	3
TOTAL CONTRACTS	2.06	3
CLEANING	1.13	2
REPAIR/MAINT	.64	3
RDS/GROUNDS	.31	2
SECURITY	.86	2
ADMINISTRATIVE	.29	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

All Electric Buildings

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	806,574 SQ. FT.				719,619 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					14.19	13.71	9.38	17.79
RETAIL AREA	3	18.64	12.46						
OTHER AREA									
TOTAL RENT	4	14.61	14.20	9.14	18.53				
MISCELLANEOUS	4	.08	.08	.02	.12				
TOTAL INCOME	4	14.69	14.31	9.20	18.61				
EXPENSE									
CLEANING	3	.76	.61			.86	.68		
REPAIR-MAINT	4	.82	.82	.48	1.33	.90	.94	.48	1.45
UTILITIES	3	1.92	1.70			1.92	1.70		
RDS/GRNDS/SEC	4	.22	.14	.09	.28	.24	.14	.09	.34
ADMINISTRATIVE	4	1.02	.84	.53	1.44	1.16	1.01	.58	1.56
TOTAL OPER EXP	3	5.20	4.70			5.96	5.55		
FIXED EXPENSES	4	2.89	2.86	1.85	3.86	3.23	3.24	2.03	4.11
TOTAL OPER+FIX	3	8.56	7.16			9.76	9.30		
LEASING EXP	2	.60	.57						
TOTAL PAYROLL	4	.63	.52	.21	.93				
TOTAL CONTRACT	4	1.36	1.46	.74	2.00				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6626	4
AVG SQFT/RETAIL TENANT	1779	2
AVG SQFT/OFFICE WORKER	176	2
AVG % OFFICE OCCUPANCY	96.5	4
AVG % RETAIL OCCUPANCY	90.5	2
AVG $ RATE YR-END RENT	19.92	3
RENTABLE/GROSS SQFT	.96	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.76	3
PAYROLL		
CONTRACT	.62	3
SUP/MAT/MISC	.10	3
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	.82	4
PAYROLL	.25	3
ELEVATOR	.12	4
HVAC	.17	2
ELECTRICAL	.13	4
STRUCT/ROOF	.08	2
PLUMBING		
FIRE/LIFE SFTY	.04	2
OTHER MAINT/SUP	.22	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.92	3
ELECTRICAL	1.88	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	2
RDS/GNDS/SEC TOTAL	.22	4
RDS/GNDS TOTAL	.02	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.21	4
SEC PAYROLL		
SEC CONTRACTS	.08	3
SEC OTHER		
ADMIN TOTAL	1.02	4
PAYROLL	.65	2
MGMT FEES	.43	3
PROF FEES	.05	3
GEN OFC EXP	.10	3
OTHER ADM EXP	.24	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.89	4
REAL ESTATE TAX	2.82	4
BUILDING INS	.07	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.60	2
ADV/PROMOTION	.01	2
COMMISSIONS		
PROF FEES		
TENANT ALTS	.08	2
BUY-OUTS		
OTHER LEASING	.48	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.63	4
CLEANING		
REPAIR/MAINT	.25	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.65	2
TOTAL CONTRACTS	1.36	4
CLEANING	.62	3
REPAIR/MAINT	.40	4
RDS/GROUNDS		
SECURITY	.08	3
ADMINISTRATIVE	.40	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	3,327,266 SQ. FT.				3,070,161 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					16.61	17.04	15.52	17.66
RETAIL AREA	5	18.32	17.04	12.88	20.38				
OTHER AREA	4	5.92	5.75	4.33	7.33				
TOTAL RENT	8	16.86	16.96	15.47	18.29				
MISCELLANEOUS	7	.72	.33	.01	.75				
TOTAL INCOME	8	17.48	17.41	16.83	18.46				
EXPENSE									
CLEANING	8	.93	.87	.81	1.09	.87	.86	.83	1.15
REPAIR-MAINT	8	1.21	1.16	1.00	1.62	1.27	1.18	1.05	1.66
UTILITIES	8	1.80	1.75	1.13	1.98	1.83	1.79	1.16	2.02
RDS/GRNDS/SEC	8	.38	.40	.27	.51	.41	.43	.28	.57
ADMINISTRATIVE	8	.89	.79	.47	1.16	.97	.80	.49	1.28
TOTAL OPER EXP	8	5.01	5.12	4.50	5.46	5.43	5.48	4.86	5.72
FIXED EXPENSES	8	3.14	2.87	2.49	3.83	3.40	3.54	2.58	4.30
TOTAL OPER+FIX	8	8.15	8.20	7.30	9.12	8.83	9.19	7.54	10.08
LEASING EXP	7	1.17	.88	.37	1.48				
TOTAL PAYROLL	8	.85	.89	.37	.90				
TOTAL CONTRACT	8	2.33	2.46	1.76	2.94				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12264	8
AVG SQFT/RETAIL TENANT	2221	6
AVG SQFT/OFFICE WORKER	213	6
AVG % OFFICE OCCUPANCY	94.7	8
AVG % RETAIL OCCUPANCY	96.6	6
AVG $ RATE YR-END RENT	22.01	6
RENTABLE/GROSS SQFT	.93	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.89	8
PAYROLL	.09	2
CONTRACT	.81	8
SUP/MAT/MISC	.07	6
TRASH REMOVAL	.04	8
REPR/MAINT TOTAL	1.21	8
PAYROLL	.43	5
ELEVATOR	.22	8
HVAC	.38	8
ELECTRICAL	.06	7
STRUCT/ROOF	.05	5
PLUMBING	.03	7
FIRE/LIFE SFTY	.08	4
OTHER MAINT/SUP	.17	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.80	8
ELECTRICAL	1.47	8
GAS	.87	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	8
RDS/GNDS/SEC TOTAL	.38	8
RDS/GNDS TOTAL	.02	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	6
RDS/GNDS OTHER	.01	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	8
SEC PAYROLL	.14	5
SEC CONTRACTS	.32	7
SEC OTHER	.03	3
ADMIN TOTAL	.89	8
PAYROLL	.29	7
MGMT FEES	.44	8
PROF FEES	.06	8
GEN OFC EXP	.07	8
OTHER ADM EXP	.08	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.14	8
REAL ESTATE TAX	3.08	8
BUILDING INS	.08	8
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.17	7
ADV/PROMOTION	.03	6
COMMISSIONS	.28	6
PROF FEES	.19	4
TENANT ALTS	.80	6
BUY-OUTS		
OTHER LEASING	.24	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.85	8
CLEANING	.09	2
REPAIR/MAINT	.43	5
RDS/GROUNDS		
SECURITY	.14	5
ADMINISTRATIVE	.29	7
TOTAL CONTRACTS	2.33	8
CLEANING	.81	8
REPAIR/MAINT	.72	8
RDS/GROUNDS	.02	6
SECURITY	.32	7
ADMINISTRATIVE	.52	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

All Electric Buildings

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	12 BLDS	2,485,862 SQ. FT.				2,341,707 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					17.80	13.36	11.46	20.34
RETAIL AREA	7	8.58	14.34	6.48	25.92				
OTHER AREA									
TOTAL RENT	9	15.23	12.10	12.11	16.31				
MISCELLANEOUS	7	.55	.13	.07	1.11				
TOTAL INCOME	9	15.40	12.43	12.24	16.33				
EXPENSE									
CLEANING	12	1.23	1.04	.83	1.29	1.26	1.08	.83	1.31
REPAIR-MAINT	12	1.24	1.14	.80	1.22	1.27	1.18	.80	1.22
UTILITIES	12	1.45	1.53	1.27	2.05	1.46	1.54	1.27	2.05
RDS/GRNDS/SEC	12	.31	.36	.16	.41	.32	.35	.16	.42
ADMINISTRATIVE	12	.49	.61	.27	1.05	.52	.67	.31	1.08
TOTAL OPER EXP	12	4.80	5.36	4.86	5.71	4.98	5.40	5.14	5.77
FIXED EXPENSES	12	2.44	1.71	1.17	2.91	2.59	1.84	1.26	2.92
TOTAL OPER + FIX	12	7.13	6.87	6.04	8.55	7.57	6.91	6.53	8.69
LEASING EXP	7	.59	.47	.09	1.23				
TOTAL PAYROLL	12	1.12	.88	.53	.99				
TOTAL CONTRACT	12	1.39	1.38	1.10	1.68				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16907	12
AVG SQFT/RETAIL TENANT	4015	7
AVG SQFT/OFFICE WORKER	222	6
AVG % OFFICE OCCUPANCY	96.2	12
AVG % RETAIL OCCUPANCY	100.0	6
AVG $ RATE YR-END RENT	16.71	11
RENTABLE/GROSS SQFT	.93	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.23	12
PAYROLL	.77	7
CONTRACT	.58	10
SUP/MAT/MISC	.10	11
TRASH REMOVAL	.06	8
REPR/MAINT TOTAL	1.24	12
PAYROLL	.33	12
ELEVATOR	.12	12
HVAC	.19	12
ELECTRICAL	.09	12
STRUCT/ROOF	.07	3
PLUMBING	.01	10
FIRE/LIFE SFTY	.05	5
OTHER MAINT/SUP	.06	11

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.46	12
ELECTRICAL	1.07	12
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	6
RDS/GNDS/SEC TOTAL	.31	12
RDS/GNDS TOTAL	.11	12
RDS/GNDS PAYRL	.09	3
RDS/GNDS CONTR	.07	12
RDS/GNDS OTHER	.02	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.30	10
SEC PAYROLL		
SEC CONTRACTS	.28	10
SEC OTHER		
ADMIN TOTAL	.49	11
PAYROLL	.27	9
MGMT FEES	.25	6
PROF FEES	.03	6
GEN OFC EXP	.03	9
OTHER ADM EXP	.16	9

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.44	12
REAL ESTATE TAX	2.31	12
BUILDING INS	.07	12
PERS PROP TAX	.02	2
OTHER TAX	.06	7
LEASING EXPENSES	.59	7
ADV/PROMOTION	.02	7
COMMISSIONS	.17	2
PROF FEES		
TENANT ALTS	.70	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.12	12
CLEANING	.77	7
REPAIR/MAINT	.33	12
RDS/GROUNDS	.08	3
SECURITY		
ADMINISTRATIVE	.27	9
TOTAL CONTRACTS	1.39	12
CLEANING	.58	10
REPAIR/MAINT	.44	12
RDS/GROUNDS	.07	12
SECURITY	.28	10
ADMINISTRATIVE	.23	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	267,712 SQ. FT.				265,966 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					10.26	9.86		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	10.66	10.16						
MISCELLANEOUS									
TOTAL INCOME	2	10.74	10.22						
EXPENSE									
CLEANING	4	1.03	1.02	.90	1.20	1.03	1.02	.90	1.20
REPAIR-MAINT	4	1.43	1.06	.88	1.81	1.43	1.06	.88	1.81
UTILITIES	4	1.71	1.79	1.21	2.08	1.71	1.79	1.21	2.08
RDS/GRNDS/SEC	4	.29	.31	.21	.39	.29	.31	.21	.39
ADMINISTRATIVE	4	.65	.68	.24	1.04	.65	.68	.24	1.05
TOTAL OPER EXP	4	5.11	5.21	4.46	5.50	5.14	5.24	4.46	5.56
FIXED EXPENSES	4	1.28	1.33	.79	1.66	1.28	1.34	.79	1.67
TOTAL OPER + FIX	4	6.39	6.81	5.53	6.87	6.43	6.85	5.57	6.91
LEASING EXP									
TOTAL PAYROLL	4	.53	.48	.38	.76				
TOTAL CONTRACT	4	1.47	1.69	1.12	1.78				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4048	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	93.4	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.69	4
RENTABLE/GROSS SQFT	.93	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.03	4
PAYROLL		
CONTRACT	.80	3
SUP/MAT/MISC	.21	3
TRASH REMOVAL	.07	2
REPR/MAINT TOTAL	1.43	4
PAYROLL	.29	4
ELEVATOR	.12	4
HVAC	.34	4
ELECTRICAL	.07	4
STRUCT/ROOF		
PLUMBING	.03	4
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.56	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.71	4
ELECTRICAL	1.70	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.29	4
RDS/GNDS TOTAL	.28	4
RDS/GNDS PAYRL	.10	2
RDS/GNDS CONTR	.15	4
RDS/GNDS OTHER	.06	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.03	4
SEC PAYROLL		
SEC CONTRACTS	.03	4
SEC OTHER		
ADMIN TOTAL	.65	4
PAYROLL	.15	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.06	2
OTHER ADM EXP	.60	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.28	4
REAL ESTATE TAX	1.20	4
BUILDING INS	.07	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.53	4
CLEANING		
REPAIR/MAINT	.29	4
RDS/GROUNDS	.10	2
SECURITY		
ADMINISTRATIVE	.15	3
TOTAL CONTRACTS	1.47	4
CLEANING	.80	3
REPAIR/MAINT	.58	4
RDS/GROUNDS	.15	4
SECURITY	.09	4
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Canada Private Sector: National Cross-Tabulations

Age/Height Analyses

Age/Size Analyses

Location/Size Analyses

Occupancy/Location Analyses

Age/Height Analysis

0-9 YEARS LESS THAN 5 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	705,549 SQ. FT.				680,681 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					21.69	12.46	6.69	20.34
RETAIL AREA	2	8.32	8.29						
OTHER AREA									
TOTAL RENT	6	21.34	14.90	7.78	19.60				
MISCELLANEOUS	5	.02	.00	.00	.02				
TOTAL INCOME	6	21.36	14.90	7.78	19.63				
EXPENSE									
CLEANING	6	1.06	1.04	.55	1.14	1.10	1.08	.72	1.14
REPAIR-MAINT	7	.97	1.09	.69	1.36	1.00	1.17	.69	1.58
UTILITIES	7	1.90	1.54	1.46	1.71	1.92	1.56	1.52	1.82
RDS/GRNDS/SEC	7	.38	.11	.06	.29	.39	.11	.07	.29
ADMINISTRATIVE	7	1.37	.93	.78	1.22	1.42	.93	.80	1.43
TOTAL OPER EXP	6	5.70	5.21	4.87	5.69	5.91	5.52	5.14	6.28
FIXED EXPENSES	7	3.65	2.31	1.63	3.53	3.78	2.66	1.96	3.66
TOTAL OPER+FIX	6	9.37	7.75	6.92	9.91	9.72	8.50	7.45	10.07
LEASING EXP	4	.75	.72	.30	2.28				
TOTAL PAYROLL	4	.95	.75	.32	1.03				
TOTAL CONTRACT	7	2.15	1.83	1.67	2.25				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7114	7
AVG SQFT/RETAIL TENANT	5553	2
AVG SQFT/OFFICE WORKER	210	3
AVG % OFFICE OCCUPANCY	96.2	7
AVG % RETAIL OCCUPANCY	92.2	2
AVG $ RATE YR-END RENT	18.82	6
RENTABLE/GROSS SQFT	.97	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.06	6
PAYROLL		
CONTRACT	.86	6
SUP/MAT/MISC	.14	5
TRASH REMOVAL	.08	6
REPR/MAINT TOTAL	.97	7
PAYROLL	.29	3
ELEVATOR	.14	6
HVAC	.29	7
ELECTRICAL	.07	7
STRUCT/ROOF	.03	5
PLUMBING	.02	6
FIRE/LIFE SFTY	.04	3
OTHER MAINT/SUP	.25	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.90	7
ELECTRICAL	1.73	7
GAS	.25	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	6
RDS/GNDS/SEC TOTAL	.38	7
RDS/GNDS TOTAL	.15	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.13	7
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.24	5
SEC PAYROLL		
SEC CONTRACTS	.24	5
SEC OTHER		
ADMIN TOTAL	1.37	7
PAYROLL	.78	4
MGMT FEES	.71	5
PROF FEES	.04	4
GEN OFC EXP	.08	6
OTHER ADM EXP	.19	5

DETAIL*		BLDS
FIXED EXP TOTAL	3.65	7
REAL ESTATE TAX	3.54	7
BUILDING INS	.09	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.75	4
ADV/PROMOTION	.03	4
COMMISSIONS	.31	2
PROF FEES		
TENANT ALTS	.47	3
BUY-OUTS		
OTHER LEASING		

DETAIL*		BLDS
TOTAL PAYROLL	.95	4
CLEANING		
REPAIR/MAINT	.29	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.78	4
TOTAL CONTRACTS	2.15	7
CLEANING	.86	6
REPAIR/MAINT	.54	7
RDS/GROUNDS	.13	7
SECURITY	.24	5
ADMINISTRATIVE	.46	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

0-9 YEARS 5-9 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	12 BLDS	2,617,932 SQ. FT.				2,399,030 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					17.08	14.32	7.06	21.96
RETAIL AREA	4	14.94	19.56	12.96	27.32				
OTHER AREA	2	3.96	3.10						
TOTAL RENT	9	14.46	13.02	8.02	16.65				
MISCELLANEOUS	5	.74	.01	.00	1.36				
TOTAL INCOME	9	14.75	13.02	8.02	16.65				
EXPENSE									
CLEANING	12	.80	.75	.66	.94	.83	.76	.69	.94
REPAIR-MAINT	12	1.28	1.14	.90	1.93	1.33	1.14	.91	1.93
UTILITIES	12	1.54	1.63	1.17	1.95	1.55	1.72	1.17	1.95
RDS/GRNDS/SEC	12	.27	.30	.16	.39	.29	.32	.17	.40
ADMINISTRATIVE	12	.69	.58	.42	1.24	.75	.63	.42	1.32
TOTAL OPER EXP	12	4.58	4.73	3.60	5.92	5.00	5.14	3.93	5.93
FIXED EXPENSES	11	2.38	2.11	1.70	3.26	2.62	2.31	1.72	3.35
TOTAL OPER+FIX	11	6.75	6.33	5.33	9.24	7.44	6.86	5.98	9.26
LEASING EXP	5	.54	.66	.09	2.12				
TOTAL PAYROLL	11	.90	.69	.42	1.21				
TOTAL CONTRACT	12	1.70	1.92	1.15	2.46				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15294	12
AVG SQFT/RETAIL TENANT	5090	4
AVG SQFT/OFFICE WORKER	237	6
AVG % OFFICE OCCUPANCY	96.9	12
AVG % RETAIL OCCUPANCY	95.8	5
AVG $ RATE YR-END RENT	17.43	6
RENTABLE/GROSS SQFT	.92	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.80	12
PAYROLL	.06	4
CONTRACT	.72	11
SUP/MAT/MISC	.05	11
TRASH REMOVAL	.05	9
REPR/MAINT TOTAL	1.28	12
PAYROLL	.68	8
ELEVATOR	.10	12
HVAC	.27	12
ELECTRICAL	.10	12
STRUCT/ROOF	.07	7
PLUMBING	.01	11
FIRE/LIFE SFTY	.04	7
OTHER MAINT/SUP	.39	10

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.54	12
ELECTRICAL	1.09	12
GAS	.19	6
FUEL OIL	.02	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	8
RDS/GNDS/SEC TOTAL	.27	12
RDS/GNDS TOTAL	.15	10
RDS/GNDS PAYRL	.06	3
RDS/GNDS CONTR	.11	10
RDS/GNDS OTHER	.02	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.21	10
SEC PAYROLL	.07	2
SEC CONTRACTS	.21	9
SEC OTHER		
ADMIN TOTAL	.89	12
PAYROLL	.36	10
MGMT FEES	.30	8
PROF FEES	.02	6
GEN OFC EXP	.06	9
OTHER ADM EXP	.10	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.38	11
REAL ESTATE TAX	2.23	11
BUILDING INS	.10	11
PERS PROP TAX		
OTHER TAX	.08	3
LEASING EXPENSES	.71	4
ADV/PROMOTION	.02	2
COMMISSIONS	.22	4
PROF FEES		
TENANT ALTS	.83	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.90	11
CLEANING	.06	4
REPAIR/MAINT	.68	8
RDS/GROUNDS	.06	3
SECURITY	.07	2
ADMINISTRATIVE	.36	10
TOTAL CONTRACTS	1.70	12
CLEANING	.72	11
REPAIR/MAINT	.53	12
RDS/GROUNDS	.11	10
SECURITY	.21	9
ADMINISTRATIVE	.28	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

0-9 YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	17 BLDS	4,904,867 SQ. FT.				4,418,190 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	15					22.24	16.49	11.01	25.96
RETAIL AREA	10	29.50	20.56	10.75	39.62				
OTHER AREA	4	6.69	6.58	5.81	7.41				
TOTAL RENT	15	22.34	16.67	11.32	25.93				
MISCELLANEOUS	12	.60	.04	.02	.06				
TOTAL INCOME	15	22.87	16.69	11.33	25.93				
EXPENSE									
CLEANING	16	.85	.86	.71	1.00	.92	.89	.75	1.09
REPAIR-MAINT	17	1.10	1.23	.94	1.39	1.21	1.25	.96	1.49
UTILITIES	16	1.29	1.29	.98	1.61	1.35	1.37	.98	1.61
RDS/GRNDS/SEC	17	.43	.31	.15	.52	.48	.32	.17	.55
ADMINISTRATIVE	16	.66	.68	.40	.83	.75	.74	.44	.91
TOTAL OPER EXP	15	4.20	4.55	3.94	5.19	4.61	5.36	3.99	5.47
FIXED EXPENSES	16	4.62	3.58	1.67	5.97	5.06	3.73	1.91	6.57
TOTAL OPER+FIX	15	7.65	6.89	6.26	10.71	8.39	7.28	6.80	11.19
LEASING EXP	12	.82	.45	.21	2.56				
TOTAL PAYROLL	16	.71	.72	.31	.97				
TOTAL CONTRACT	17	1.81	1.84	1.45	2.23				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12457	17
AVG SQFT/RETAIL TENANT	2866	12
AVG SQFT/OFFICE WORKER	171	9
AVG % OFFICE OCCUPANCY	94.7	17
AVG % RETAIL OCCUPANCY	99.2	12
AVG $ RATE YR-END RENT	26.90	15
RENTABLE/GROSS SQFT	.86	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.85	16
PAYROLL	.32	5
CONTRACT	.66	16
SUP/MAT/MISC	.10	13
TRASH REMOVAL	.06	13
REPR/MAINT TOTAL	1.10	17
PAYROLL	.37	14
ELEVATOR	.16	17
HVAC	.29	16
ELECTRICAL	.09	16
STRUCT/ROOF	.06	8
PLUMBING	.03	14
FIRE/LIFE SFTY	.03	12
OTHER MAINT/SUP	.23	17

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.29	16
ELECTRICAL	1.06	16
GAS	.11	15
FUEL OIL	.00	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	16
RDS/GNDS/SEC TOTAL	.43	17
RDS/GNDS TOTAL	.11	12
RDS/GNDS PAYRL	.02	2
RDS/GNDS CONTR	.04	10
RDS/GNDS OTHER	.12	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.36	17
SEC PAYROLL	.23	8
SEC CONTRACTS	.21	15
SEC OTHER	.09	7
ADMIN TOTAL	.66	16
PAYROLL	.30	12
MGMT FEES	.71	10
PROF FEES	.02	9
GEN OFC EXP	.17	13
OTHER ADM EXP	.06	12

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.62	16
REAL ESTATE TAX	4.45	16
BUILDING INS	.11	16
PERS PROP TAX		
OTHER TAX	.11	4
LEASING EXPENSES	.82	12
ADV/PROMOTION	.04	9
COMMISSIONS	.40	7
PROF FEES	.05	6
TENANT ALTS	1.00	7
BUY-OUTS		
OTHER LEASING	.23	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.71	16
CLEANING	.32	5
REPAIR/MAINT	.37	14
RDS/GROUNDS	.02	2
SECURITY	.23	8
ADMINISTRATIVE	.30	12
TOTAL CONTRACTS	1.81	17
CLEANING	.66	16
REPAIR/MAINT	.57	17
RDS/GROUNDS	.04	10
SECURITY	.21	15
ADMINISTRATIVE	.53	14

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

0-9 YEARS 20-29 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	5,794,864 SQ. FT.				5,180,710 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					20.70	17.35	9.76	27.07
RETAIL AREA	11	23.80	21.18	16.66	33.49				
OTHER AREA	4	1.75	4.38	2.02	6.59				
TOTAL RENT	9	21.79	17.57	12.25	26.33				
MISCELLANEOUS	6	.29	.33	.11	.35				
TOTAL INCOME	10	20.56	16.60	11.26	26.62				
EXPENSE									
CLEANING	12	.86	.80	.70	.99	.89	.83	.72	1.04
REPAIR-MAINT	12	1.13	1.16	.94	1.40	1.16	1.18	.96	1.44
UTILITIES	12	1.34	1.34	1.10	1.66	1.35	1.36	1.10	1.67
RDS/GRNDS/SEC	12	.26	.38	.18	.41	.29	.39	.19	.42
ADMINISTRATIVE	12	.88	.75	.52	1.13	.96	.87	.58	1.20
TOTAL OPER EXP	12	4.46	4.31	3.87	5.70	4.99	4.60	4.15	5.97
FIXED EXPENSES	12	3.81	2.86	2.18	4.59	4.26	3.03	2.29	5.60
TOTAL OPER+FIX	12	8.27	7.35	6.31	8.60	9.25	7.74	6.90	11.42
LEASING EXP	7	1.67	.55	.37	3.02				
TOTAL PAYROLL	12	.68	.66	.51	.77				
TOTAL CONTRACT	12	1.92	2.08	1.77	2.54				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16659	12
AVG SQFT/RETAIL TENANT	2140	10
AVG SQFT/OFFICE WORKER	204	10
AVG % OFFICE OCCUPANCY	88.2	12
AVG % RETAIL OCCUPANCY	86.7	10
AVG $ RATE YR-END RENT	26.06	10
RENTABLE/GROSS SQFT	.91	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.86	12
PAYROLL	.14	6
CONTRACT	.69	12
SUP/MAT/MISC	.08	9
TRASH REMOVAL	.05	9
REPR/MAINT TOTAL	1.13	12
PAYROLL	.43	10
ELEVATOR	.24	12
HVAC	.22	12
ELECTRICAL	.10	11
STRUCT/ROOF	.09	4
PLUMBING	.04	11
FIRE/LIFE SFTY	.03	8
OTHER MAINT/SUP	.16	12

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.34	12
ELECTRICAL	1.21	12
GAS	.11	9
FUEL OIL	.03	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	7
RDS/GNDS/SEC TOTAL	.26	11
RDS/GNDS TOTAL	.04	9
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	6
RDS/GNDS OTHER	.01	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.26	11
SEC PAYROLL	.14	3
SEC CONTRACTS	.30	8
SEC OTHER	.01	3
ADMIN TOTAL	.88	12
PAYROLL	.30	7
MGMT FEES	.65	10
PROF FEES	.06	7
GEN OFC EXP	.08	8
OTHER ADM EXP	.35	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.81	12
REAL ESTATE TAX	3.76	12
BUILDING INS	.07	10
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.67	7
ADV/PROMOTION	.04	6
COMMISSIONS	.36	6
PROF FEES	.05	2
TENANT ALTS	1.00	2
BUY-OUTS	.81	4
OTHER LEASING	1.96	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.68	12
CLEANING	.14	6
REPAIR/MAINT	.43	10
RDS/GROUNDS		
SECURITY	.14	3
ADMINISTRATIVE	.30	7
TOTAL CONTRACTS	1.92	12
CLEANING	.69	12
REPAIR/MAINT	.60	12
RDS/GROUNDS	.03	6
SECURITY	.30	8
ADMINISTRATIVE	.69	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

0-9 YEARS 30-39 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	2,946,785 SQ. FT.				2,884,018 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					18.36	16.82	13.37	22.13
RETAIL AREA	5	23.86	25.74	16.25	33.46				
OTHER AREA	4	7.15	6.56	3.79	10.96				
TOTAL RENT	5	18.52	16.68	13.73	22.21				
MISCELLANEOUS	5	.63	.06	.03	1.41				
TOTAL INCOME	5	19.15	16.68	14.26	23.15				
EXPENSE									
CLEANING	6	.82	.69	.66	.90	.87	.75	.68	1.00
REPAIR-MAINT	6	1.06	1.08	.88	1.17	1.10	1.15	.90	1.18
UTILITIES	6	1.20	1.15	1.06	1.25	1.20	1.16	1.08	1.25
RDS/GRNDS/SEC	6	.32	.33	.16	.49	.36	.37	.19	.53
ADMINISTRATIVE	6	1.01	.88	.56	1.40	1.11	.93	.61	1.63
TOTAL OPER EXP	6	4.41	4.33	3.86	4.62	4.85	4.67	4.27	5.37
FIXED EXPENSES	6	3.39	2.87	2.01	3.02	3.73	3.22	2.15	3.35
TOTAL OPER+FIX	6	7.82	6.97	6.04	8.19	8.58	7.66	6.48	9.50
LEASING EXP	3	1.13	1.24						
TOTAL PAYROLL	6	.75	.71	.59	.86				
TOTAL CONTRACT	6	1.66	1.56	1.47	2.02				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10180	6
AVG SQFT/RETAIL TENANT	1650	6
AVG SQFT/OFFICE WORKER	148	4
AVG % OFFICE OCCUPANCY	91.6	6
AVG % RETAIL OCCUPANCY	62.0	6
AVG $ RATE YR-END RENT	23.97	4
RENTABLE/GROSS SQFT	.84	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.82	6
PAYROLL		
CONTRACT	.54	6
SUP/MAT/MISC	.06	5
TRASH REMOVAL	.05	5
REPR/MAINT TOTAL	1.06	6
PAYROLL	.23	6
ELEVATOR	.21	6
HVAC	.20	5
ELECTRICAL	.20	6
STRUCT/ROOF	.05	2
PLUMBING	.03	4
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.22	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.20	6
ELECTRICAL	.98	6
GAS	.15	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	6
RDS/GNDS/SEC TOTAL	.32	6
RDS/GNDS TOTAL	.06	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	2
RDS/GNDS OTHER	.07	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.29	6
SEC PAYROLL	.30	3
SEC CONTRACTS	.22	3
SEC OTHER	.04	3
ADMIN TOTAL	1.81	6
PAYROLL	.22	5
MGMT FEES	.60	4
PROF FEES	.06	5
GEN OFC EXP	.50	4
OTHER ADM EXP	.13	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.39	6
REAL ESTATE TAX	3.22	6
BUILDING INS	.13	6
PERS PROP TAX		
OTHER TAX	.09	3
LEASING EXPENSES	1.13	3
ADV/PROMOTION	.02	2
COMMISSIONS	.15	3
PROF FEES	.03	2
TENANT ALTS	.63	3
BUY-OUTS		
OTHER LEASING	.22	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.75	6
CLEANING		
REPAIR/MAINT	.23	6
RDS/GROUNDS		
SECURITY	.30	3
ADMINISTRATIVE	.22	5
TOTAL CONTRACTS	1.66	6
CLEANING	.54	6
REPAIR/MAINT	.60	6
RDS/GROUNDS	.04	2
SECURITY	.22	3
ADMINISTRATIVE	.42	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

10-19 YEARS LESS THAN 5 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	809,779 SQ. FT.				796,570 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					17.26	17.16	9.76	19.05
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	17.15	17.24	8.92	19.11				
MISCELLANEOUS	3	.00	.00						
TOTAL INCOME	5	17.16	17.24	8.92	19.11				
EXPENSE									
CLEANING	5	.95	.86	.67	1.25	.95	.86	.68	1.25
REPAIR-MAINT	5	.84	.82	.67	1.24	.84	.82	.67	1.27
UTILITIES	5	1.94	1.64	1.21	2.18	1.94	1.64	1.21	2.18
RDS/GRNDS/SEC	5	.20	.21	.18	.34	.20	.21	.18	.38
ADMINISTRATIVE	5	1.70	.76	.54	1.93	1.72	.96	.54	1.93
TOTAL OPER EXP	5	5.62	4.93	3.78	6.10	5.70	5.48	3.78	6.47
FIXED EXPENSES	5	4.07	1.93	1.00	4.55	4.12	1.93	1.19	4.55
TOTAL OPER+FIX	5	9.69	6.41	5.01	10.65	9.81	8.10	5.01	10.65
LEASING EXP	4	.75	.63	.27	1.34				
TOTAL PAYROLL	4	1.13	1.10	1.03	1.16				
TOTAL CONTRACT	5	1.97	1.89	1.78	2.06				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8563	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	195	5
AVG % OFFICE OCCUPANCY	94.2	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	20.46	5
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.95	5
PAYROLL		
CONTRACT	.73	5
SUP/MAT/MISC	.15	4
TRASH REMOVAL	.05	4
REPR/MAINT TOTAL	.84	5
PAYROLL	.38	2
ELEVATOR	.29	5
HVAC	.14	5
ELECTRICAL	.05	5
STRUCT/ROOF	.02	5
PLUMBING	.02	5
FIRE/LIFE SFTY	.12	5
OTHER MAINT/SUP	.14	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.94	5
ELECTRICAL	1.52	5
GAS	.33	2
FUEL OIL		
PURCH STEAM	.41	2
PURCH CH WTR		
COAL		
WATER/SEWER	.03	5
RDS/GNDS/SEC TOTAL	.20	5
RDS/GNDS TOTAL	.05	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	4
RDS/GNDS OTHER	.03	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.15	4
SEC PAYROLL		
SEC CONTRACTS	.15	4
SEC OTHER		
ADMIN TOTAL	1.70	5
PAYROLL	1.05	4
MGMT FEES	.56	3
PROF FEES	.04	3
GEN OFC EXP	.13	5
OTHER ADM EXP	.03	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.07	5
REAL ESTATE TAX	3.98	5
BUILDING INS	.08	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.75	4
ADV/PROMOTION	.03	4
COMMISSIONS	.04	3
PROF FEES	.38	3
TENANT ALTS	.23	3
BUY-OUTS		
OTHER LEASING	.13	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.13	4
CLEANING		
REPAIR/MAINT	.38	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	1.05	4
TOTAL CONTRACTS	1.97	5
CLEANING	.73	5
REPAIR/MAINT	.52	5
RDS/GROUNDS	.06	4
SECURITY	.15	4
ADMINISTRATIVE	.58	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

10-19 YEARS 5-9 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	1,031,522 SQ. FT.				940,089 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					14.44	14.40	11.90	15.43
RETAIL AREA	5	19.96	16.06	14.34	18.58				
OTHER AREA									
TOTAL RENT	8	14.84	13.67	12.11	16.12				
MISCELLANEOUS	5	.11	.11	.03	.14				
TOTAL INCOME	8	14.90	13.67	12.24	16.21				
EXPENSE									
CLEANING	8	.72	.96	.57	1.15	.77	.96	.66	1.15
REPAIR-MAINT	8	1.26	1.17	1.10	1.64	1.35	1.17	1.10	1.66
UTILITIES	8	1.53	1.72	1.09	1.97	1.53	1.72	1.09	1.97
RDS/GRNDS/SEC	8	.19	.17	.09	.22	.20	.17	.10	.25
ADMINISTRATIVE	8	.63	.83	.22	1.15	.69	.96	.23	1.19
TOTAL OPER EXP	8	4.32	4.65	3.08	5.80	4.74	5.28	4.47	6.20
FIXED EXPENSES	8	2.05	1.70	1.28	2.47	2.25	1.97	1.31	2.90
TOTAL OPER+FIX	8	6.37	6.91	5.18	7.38	6.99	7.04	5.74	9.00
LEASING EXP	6	.82	.85	.16	1.44				
TOTAL PAYROLL	7	.63	.59	.43	.66				
TOTAL CONTRACT	8	1.47	1.67	1.21	2.20				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6769	8
AVG SQFT/RETAIL TENANT	1959	5
AVG SQFT/OFFICE WORKER	196	5
AVG % OFFICE OCCUPANCY	96.5	8
AVG % RETAIL OCCUPANCY	91.5	5
AVG $ RATE YR-END RENT	15.79	8
RENTABLE/GROSS SQFT	.93	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.72	8
PAYROLL	.15	3
CONTRACT	.59	7
SUP/MAT/MISC	.08	6
TRASH REMOVAL	.06	5
REPR/MAINT TOTAL	1.26	8
PAYROLL	.41	7
ELEVATOR	.09	8
HVAC	.27	8
ELECTRICAL	.07	8
STRUCT/ROOF	.13	2
PLUMBING	.04	6
FIRE/LIFE SFTY	.02	5
OTHER MAINT/SUP	.34	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.53	8
ELECTRICAL	1.32	8
GAS	.40	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	5
RDS/GNDS/SEC TOTAL	.19	8
RDS/GNDS TOTAL	.05	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	7
RDS/GNDS OTHER	.02	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.14	6
SEC PAYROLL	.23	2
SEC CONTRACTS	.04	6
SEC OTHER		
ADMIN TOTAL	.63	8
PAYROLL	.09	4
MGMT FEES	.51	5
PROF FEES	.09	6
GEN OFC EXP	.12	6
OTHER ADM EXP	.26	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.05	8
REAL ESTATE TAX	1.98	8
BUILDING INS	.05	8
PERS PROP TAX		
OTHER TAX	.03	2
LEASING EXPENSES	.82	6
ADV/PROMOTION	.08	5
COMMISSIONS	.64	2
PROF FEES		
TENANT ALTS	.67	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.63	7
CLEANING	.15	3
REPAIR/MAINT	.41	7
RDS/GROUNDS		
SECURITY	.23	2
ADMINISTRATIVE	.09	4
TOTAL CONTRACTS	1.47	8
CLEANING	.59	7
REPAIR/MAINT	.51	8
RDS/GROUNDS	.05	7
SECURITY	.04	6
ADMINISTRATIVE	.53	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

10-19 YEARS 10-19 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	20 BLDS	4,150,907 SQ. FT.				3,979,405 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	18					15.31	14.04	12.93	17.14
RETAIL AREA	8	9.64	9.42	4.21	20.71				
OTHER AREA	7	14.12	7.53	6.88	13.95				
TOTAL RENT	19	15.66	14.31	13.22	17.17				
MISCELLANEOUS	11	.73	.06	.04	.09				
TOTAL INCOME	19	16.09	14.71	13.57	17.18				
EXPENSE									
CLEANING	20	1.15	.96	.72	1.21	1.17	.96	.73	1.22
REPAIR-MAINT	20	1.56	1.24	.88	1.99	1.58	1.26	.88	2.03
UTILITIES	20	1.53	1.70	1.32	1.86	1.54	1.70	1.32	1.91
RDS/GRNDS/SEC	20	.30	.25	.11	.35	.31	.26	.11	.36
ADMINISTRATIVE	20	.63	.70	.46	1.05	.65	.70	.46	1.12
TOTAL OPER EXP	20	5.10	5.09	4.33	5.86	5.32	5.44	4.40	5.93
FIXED EXPENSES	20	2.80	2.50	2.02	2.93	2.92	2.57	2.14	3.20
TOTAL OPER+FIX	20	7.90	7.82	6.91	8.53	8.24	8.07	7.09	8.93
LEASING EXP	17	.85	.77	.26	1.28				
TOTAL PAYROLL	20	.69	.33	.17	.61				
TOTAL CONTRACT	20	1.97	1.83	1.53	2.42				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8929	20
AVG SQFT/RETAIL TENANT	2450	8
AVG SQFT/OFFICE WORKER	206	15
AVG % OFFICE OCCUPANCY	94.7	20
AVG % RETAIL OCCUPANCY	94.7	8
AVG $ RATE YR-END RENT	19.69	17
RENTABLE/GROSS SQFT	.94	17

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.15	20
PAYROLL	1.07	6
CONTRACT	.71	19
SUP/MAT/MISC	.11	17
TRASH REMOVAL	.05	14
REPR/MAINT TOTAL	1.56	20
PAYROLL	.28	19
ELEVATOR	.20	20
HVAC	.49	19
ELECTRICAL	.06	19
STRUCT/ROOF	.07	11
PLUMBING	.02	12
FIRE/LIFE SFTY	.03	13
OTHER MAINT/SUP	.48	19

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.53	20
ELECTRICAL	1.33	20
GAS	.24	10
FUEL OIL	.41	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	17
RDS/GNDS/SEC TOTAL	.35	14
RDS/GNDS TOTAL	.05	13
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	7
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.30	14
SEC PAYROLL	.11	3
SEC CONTRACTS	.35	8
SEC OTHER		
ADMIN TOTAL	.73	18
PAYROLL	.24	7
MGMT FEES	.58	10
PROF FEES	.05	12
GEN OFC EXP	.12	10
OTHER ADM EXP	.10	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.80	20
REAL ESTATE TAX	2.73	20
BUILDING INS	.07	20
PERS PROP TAX		
OTHER TAX	.02	3
LEASING EXPENSES	.85	17
ADV/PROMOTION	.02	9
COMMISSIONS	.13	10
PROF FEES	.08	7
TENANT ALTS	.85	14
BUY-OUTS		
OTHER LEASING	.01	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.69	20
CLEANING	1.07	6
REPAIR/MAINT	.28	19
RDS/GROUNDS		
SECURITY	.11	3
ADMINISTRATIVE	.24	7
TOTAL CONTRACTS	1.97	20
CLEANING	.71	19
REPAIR/MAINT	.81	20
RDS/GROUNDS	.02	7
SECURITY	.35	8
ADMINISTRATIVE	.45	13

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

10-19 YEARS 20-29 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	2,727,489 SQ. FT.				2,586,027 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					17.27	15.49	11.40	17.73
RETAIL AREA	6	14.13	14.20	11.72	17.17				
OTHER AREA	4	19.92	1.30	.75	22.55				
TOTAL RENT	8	17.15	15.54	11.22	17.90				
MISCELLANEOUS	6	.17	.11	.04	.23				
TOTAL INCOME	8	17.25	15.60	11.31	18.21				
EXPENSE									
CLEANING	8	.80	.70	.61	.86	.84	.79	.61	.93
REPAIR-MAINT	8	1.40	1.37	1.10	1.75	1.45	1.38	1.12	1.79
UTILITIES	8	1.54	1.42	1.15	1.60	1.58	1.49	1.15	1.71
RDS/GRNDS/SEC	8	.25	.29	.23	.43	.27	.31	.24	.48
ADMINISTRATIVE	8	.75	.78	.51	1.02	.79	.85	.56	1.03
TOTAL OPER EXP	8	4.78	4.47	4.40	4.98	5.02	4.69	4.64	5.22
FIXED EXPENSES	7	2.76	2.26	1.92	3.00	2.96	2.65	1.97	3.40
TOTAL OPER+FIX	7	7.36	6.65	6.26	7.50	7.88	7.58	6.65	8.05
LEASING EXP	4	.53	.88	.45	.95				
TOTAL PAYROLL	8	.73	.78	.50	.88				
TOTAL CONTRACT	8	1.84	1.77	1.28	2.32				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16069	8
AVG SQFT/RETAIL TENANT	2756	6
AVG SQFT/OFFICE WORKER	249	3
AVG % OFFICE OCCUPANCY	90.1	8
AVG % RETAIL OCCUPANCY	94.4	6
AVG $ RATE YR-END RENT	16.72	5
RENTABLE/GROSS SQFT	.96	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.80	8
PAYROLL	.22	2
CONTRACT	.63	8
SUP/MAT/MISC	.04	8
TRASH REMOVAL	.05	8
REPR/MAINT TOTAL	1.40	8
PAYROLL	.38	8
ELEVATOR	.22	8
HVAC	.24	8
ELECTRICAL	.14	8
STRUCT/ROOF	.14	4
PLUMBING	.04	8
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.30	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.54	8
ELECTRICAL	1.06	8
GAS	.38	8
FUEL OIL	.00	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	8
RDS/GNDS/SEC TOTAL	.25	8
RDS/GNDS TOTAL	.03	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	5
RDS/GNDS OTHER	.00	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.21	7
SEC PAYROLL	.39	3
SEC CONTRACTS	.13	5
SEC OTHER	.06	4
ADMIN TOTAL	.75	8
PAYROLL	.19	7
MGMT FEES	.62	4
PROF FEES	.04	8
GEN OFC EXP	.13	8
OTHER ADM EXP	.09	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	6.52	8
REAL ESTATE TAX	3.13	8
BUILDING INS	.13	8
PERS PROP TAX		
OTHER TAX	.06	3
LEASING EXPENSES	.33	4
ADV/PROMOTION	.06	3
COMMISSIONS	.18	2
PROF FEES		
TENANT ALTS	.64	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.73	8
CLEANING	.22	2
REPAIR/MAINT	.38	8
RDS/GROUNDS		
SECURITY	.39	3
ADMINISTRATIVE	.18	7
TOTAL CONTRACTS	1.84	8
CLEANING	.63	8
REPAIR/MAINT	.71	8
RDS/GROUNDS	.03	5
SECURITY	.13	5
ADMINISTRATIVE	.38	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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10-19 YEARS 30-39 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	2,956,023 SQ. FT.				2,703,801 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					17.84	16.41	13.73	22.91
RETAIL AREA	3	27.24	19.22						
OTHER AREA	2	7.78	12.94						
TOTAL RENT	5	18.60	16.53	13.86	23.93				
MISCELLANEOUS	3	.07	.07						
TOTAL INCOME	5	18.64	16.60	13.93	23.93				
EXPENSE									
CLEANING	6	.76	.71	.64	.83	.81	.74	.66	.83
REPAIR-MAINT	6	1.47	1.32	.91	1.83	1.49	1.32	.91	1.88
UTILITIES	6	1.46	1.38	1.05	1.63	1.46	1.38	1.05	1.63
RDS/GRNDS/SEC	6	.28	.28	.20	.37	.31	.28	.22	.45
ADMINISTRATIVE	6	.68	.43	.40	1.17	.74	.46	.43	1.27
TOTAL OPER EXP	6	4.65	4.06	3.85	4.71	5.09	4.24	3.85	5.72
FIXED EXPENSES	6	2.93	2.52	2.15	2.85	3.21	2.75	2.22	2.85
TOTAL OPER+FIX	6	7.58	6.71	6.26	6.91	8.29	6.77	6.70	8.39
LEASING EXP	4	1.68	1.65	.69	2.98				
TOTAL PAYROLL	6	.82	.77	.59	1.22				
TOTAL CONTRACT	6	1.44	1.17	.50	2.23				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	25149	6
AVG SQFT/RETAIL TENANT	2099	4
AVG SQFT/OFFICE WORKER	223	5
AVG % OFFICE OCCUPANCY	96.7	6
AVG % RETAIL OCCUPANCY	89.8	4
AVG $ RATE YR-END RENT	12.99	5
RENTABLE/GROSS SQFT	.81	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.76	6
PAYROLL	.32	4
CONTRACT	.51	6
SUP/MAT/MISC	.04	4
TRASH REMOVAL	.04	6
REPR/MAINT TOTAL	1.47	6
PAYROLL	.36	6
ELEVATOR	.22	6
HVAC	.19	6
ELECTRICAL	.05	4
STRUCT/ROOF	.06	3
PLUMBING	.03	4
FIRE/LIFE SFTY	.03	5
OTHER MAINT/SUP	.59	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.46	6
ELECTRICAL	1.24	6
GAS	.16	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	5
RDS/GNDS/SEC TOTAL	.29	6
RDS/GNDS TOTAL	.16	5
RDS/GNDS PAYRL	.03	2
RDS/GNDS CONTR	.15	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.26	4
SEC PAYROLL	.19	3
SEC CONTRACTS		
SEC OTHER	.09	3
ADMIN TOTAL	.88	6
PAYROLL	.19	6
MGMT FEES	.91	2
PROF FEES	.03	4
GEN OFC EXP	.17	6
OTHER ADM EXP	.09	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.93	6
REAL ESTATE TAX	2.77	6
BUILDING INS	.16	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.68	4
ADV/PROMOTION		
COMMISSIONS	.29	3
PROF FEES		
TENANT ALTS	.75	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.82	6
CLEANING	.32	4
REPAIR/MAINT	.36	6
RDS/GROUNDS	.03	2
SECURITY	.19	3
ADMINISTRATIVE	.19	6
TOTAL CONTRACTS	1.44	6
CLEANING	.51	6
REPAIR/MAINT	.50	6
RDS/GROUNDS	.15	5
SECURITY		
ADMINISTRATIVE	.40	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

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Age/Height Analysis

20-29 YEARS 5-9 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	343,712 SQ. FT.				323,980 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					17.51	18.49	11.53	23.09
RETAIL AREA	3	29.04	27.50						
OTHER AREA									
TOTAL RENT	5	18.25	20.12	11.91	23.78				
MISCELLANEOUS	4	.30	.04	.02	.52				
TOTAL INCOME	5	18.50	20.17	12.42	23.79				
EXPENSE									
CLEANING	5	1.08	1.17	.81	1.29	1.12	1.18	.84	1.38
REPAIR-MAINT	5	1.47	1.48	1.26	1.74	1.53	1.63	1.29	1.78
UTILITIES	5	1.81	1.93	1.45	2.11	1.90	1.93	1.61	2.15
RDS/GRNDS/SEC	5	.35	.23	.10	.71	.38	.23	.10	.75
ADMINISTRATIVE	5	1.00	.74	.58	1.50	1.07	.82	.62	1.52
TOTAL OPER EXP	5	5.71	5.08	4.68	7.10	6.06	5.31	5.16	7.27
FIXED EXPENSES	5	2.91	3.20	1.81	3.93	3.06	3.65	1.91	4.02
TOTAL OPER+FIX	5	8.62	7.80	6.73	11.03	9.14	8.90	7.10	11.30
LEASING EXP	4	2.26	1.86	1.36	3.03				
TOTAL PAYROLL	4	.78	.58	.48	1.13				
TOTAL CONTRACT	4	2.32	2.30	2.02	2.62				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2107	4
AVG SQFT/RETAIL TENANT	1841	2
AVG SQFT/OFFICE WORKER	278	2
AVG % OFFICE OCCUPANCY	92.0	5
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	17.17	4
RENTABLE/GROSS SQFT	.88	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.11	4
PAYROLL		
CONTRACT	.80	4
SUP/MAT/MISC	.14	3
TRASH REMOVAL	.13	4
REPR/MAINT TOTAL	1.69	4
PAYROLL	.53	4
ELEVATOR	.22	4
HVAC	.33	4
ELECTRICAL	.07	3
STRUCT/ROOF		
PLUMBING	.06	4
FIRE/LIFE SFTY	.04	2
OTHER MAINT/SUP	.36	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.86	4
ELECTRICAL	1.41	4
GAS	.26	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	4
RDS/GNDS/SEC TOTAL	.36	4
RDS/GNDS TOTAL	.03	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	2
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	4
SEC PAYROLL		
SEC CONTRACTS	.34	4
SEC OTHER		
ADMIN TOTAL	1.09	4
PAYROLL	.38	2
MGMT FEES	.46	4
PROF FEES	.02	3
GEN OFC EXP	.05	3
OTHER ADM EXP	.52	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.29	4
REAL ESTATE TAX	3.18	4
BUILDING INS	.10	4
PERS PROP TAX		
OTHER TAX	.02	2
LEASING EXPENSES	1.55	3
ADV/PROMOTION	.08	2
COMMISSIONS	.56	2
PROF FEES		
TENANT ALTS	1.03	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.78	4
CLEANING		
REPAIR/MAINT	.53	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.36	2
TOTAL CONTRACTS	2.32	4
CLEANING	.80	4
REPAIR/MAINT	.88	4
RDS/GROUNDS	.04	2
SECURITY	.34	4
ADMINISTRATIVE	.48	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

20-29 YEARS 10-19 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	772,2[illegible] SQ. FT.				721,284 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					14.60	14.31	12.23	16.36
RETAIL AREA	4	14.88	13.16	10.32	18.26				
OTHER AREA									
TOTAL RENT	6	14.22	13.65	12.18	15.18				
MISCELLANEOUS	4	.40	.41	.07	.85				
TOTAL INCOME	6	14.48	14.05	12.18	16.14				
EXPENSE									
CLEANING	6	.79	.79	.67	.95	.83	.82	.76	.95
REPAIR-MAINT	6	1.84	1.41	1.32	1.85	1.87	1.48	1.32	1.85
UTILITIES	6	1.63	1.40	1.35	1.49	1.66	1.43	1.35	1.54
RDS/GRNDS/SEC	6	.23	.22	.10	.30	.25	.24	.10	.30
ADMINISTRATIVE	6	.59	.71	.47	.80	.64	.72	.52	.90
TOTAL OPER EXP	6	5.03	4.56	4.03	5.04	5.39	5.13	4.46	5.33
FIXED EXPENSES	6	2.80	2.18	1.88	2.46	3.00	2.39	2.04	2.72
TOTAL OPER+FIX	6	7.83	6.74	5.88	7.50	8.38	7.54	6.51	8.00
LEASING EXP	5	1.84	1.60	.08	6.26				
TOTAL PAYROLL	5	.60	.38	.29	.90				
TOTAL CONTRACT	5	2.27	2.17	1.37	3.33				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5661	6
AVG SQFT/RETAIL TENANT	1633	4
AVG SQFT/OFFICE WORKER	197	4
AVG % OFFICE OCCUPANCY	91.0	6
AVG % RETAIL OCCUPANCY	97.2	4
AVG $ RATE YR-END RENT	21.70	5
RENTABLE/GROSS SQFT	.92	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.77	5
PAYROLL		
CONTRACT	.69	4
SUP/MAT/MISC	.08	2
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	1.87	5
PAYROLL	.39	5
ELEVATOR	.20	5
HVAC	.56	4
ELECTRICAL	.26	5
STRUCT/ROOF	.20	5
PLUMBING	.05	4
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.28	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.67	5
ELECTRICAL	1.31	5
GAS	.22	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.14	4
RDS/GNDS/SEC TOTAL	.22	3
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.22	3
SEC PAYROLL		
SEC CONTRACTS	.26	2
SEC OTHER		
ADMIN TOTAL	.59	5
PAYROLL		
MGMT FEES	.47	4
PROF FEES	.06	4
GEN OFC EXP	.06	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.83	5
REAL ESTATE TAX	2.72	5
BUILDING INS	.07	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.86	4
ADV/PROMOTION	.04	4
COMMISSIONS	.27	2
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.60	5
CLEANING		
REPAIR/MAINT	.39	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	2.27	5
CLEANING	.69	4
REPAIR/MAINT	1.18	5
RDS/GROUNDS		
SECURITY	.26	2
ADMINISTRATIVE	.46	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

20-29 YEARS 20-29 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	983,523 SQ. FT.				903,580 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					12.09	10.32		
RETAIL AREA	2	10.35	10.36						
OTHER AREA									
TOTAL RENT	3	12.31	10.18						
MISCELLANEOUS	2	.68	.60						
TOTAL INCOME	3	12.77	10.23						
EXPENSE									
CLEANING	3	.88	.79			.92	.83		
REPAIR-MAINT	3	1.46	1.59			1.50	1.59		
UTILITIES	3	1.44	1.40			1.47	1.40		
RDS/GRNDS/SEC	3	.29	.28			.31	.29		
ADMINISTRATIVE	3	.61	.64			.66	.74		
TOTAL OPER EXP	3	4.69	4.80			5.00	5.34		
FIXED EXPENSES	3	2.57	2.68			2.74	2.68		
TOTAL OPER+FIX	3	7.25	6.82			7.73	7.77		
LEASING EXP									
TOTAL PAYROLL	3	.56	.37						
TOTAL CONTRACT	3	2.20	1.78						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7871	3
AVG SQFT/RETAIL TENANT	3621	2
AVG SQFT/OFFICE WORKER	234	2
AVG % OFFICE OCCUPANCY	80.1	3
AVG % RETAIL OCCUPANCY	85.2	2
AVG $ RATE YR-END RENT	20.53	2
RENTABLE/GROSS SQFT	.95	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.88	3
PAYROLL		
CONTRACT	.83	3
SUP/MAT/MISC	.03	3
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	1.46	3
PAYROLL	.39	2
ELEVATOR	.22	3
HVAC	.57	3
ELECTRICAL	.06	3
STRUCT/ROOF	.03	3
PLUMBING	.03	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.31	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.44	3
ELECTRICAL	.93	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	3
RDS/GNDS/SEC TOTAL	.29	3
RDS/GNDS TOTAL	.01	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.28	3
SEC PAYROLL	.18	2
SEC CONTRACTS	.22	2
SEC OTHER		
ADMIN TOTAL	.61	3
PAYROLL	.20	3
MGMT FEES		
PROF FEES	.09	3
GEN OFC EXP	.05	3
OTHER ADM EXP	.06	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.57	3
REAL ESTATE TAX	2.42	3
BUILDING INS	.12	3
PERS PROP TAX		
OTHER TAX	.05	2
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.56	3
CLEANING		
REPAIR/MAINT	.39	2
RDS/GROUNDS		
SECURITY	.18	2
ADMINISTRATIVE	.20	3
TOTAL CONTRACTS	2.20	3
CLEANING	.83	3
REPAIR/MAINT	.91	3
RDS/GROUNDS	.01	2
SECURITY	.22	2
ADMINISTRATIVE	.31	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

30-39 YEARS LESS THAN 5 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	392,313 SQ. FT.				385,296 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					9.19	8.65	6.02	9.72
RETAIL AREA	2	9.81	9.32						
OTHER AREA									
TOTAL RENT	5	9.25	8.83	6.02	9.78				
MISCELLANEOUS									
TOTAL INCOME	5	9.25	8.83	6.02	9.78				
EXPENSE									
CLEANING	5	.96	.65	.37	1.14	.96	.65	.37	1.14
REPAIR-MAINT	5	1.57	.67	.44	1.83	1.57	.67	.44	1.83
UTILITIES	4	1.14	.92	.66	1.36	1.14	.92	.66	1.36
RDS/GRNDS/SEC	5	.32	.12	.10	.41	.32	.12	.10	.41
ADMINISTRATIVE	5	.81	.46	.27	.91	.82	.47	.27	.92
TOTAL OPER EXP	4	4.89	2.73	2.54	5.38	4.96	2.82	2.59	5.42
FIXED EXPENSES	5	.86	.53	.15	1.04	.89	.55	.15	1.05
TOTAL OPER+FIX	4	5.79	3.34	2.95	6.42	5.90	3.46	3.01	6.47
LEASING EXP	4	.16	.16	.16	.16				
TOTAL PAYROLL	5	2.20	.60	.28	2.63				
TOTAL CONTRACT	5	.84	.84	.65	1.07				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	31327	5
AVG SQFT/RETAIL TENANT	3506	2
AVG SQFT/OFFICE WORKER	241	4
AVG % OFFICE OCCUPANCY	97.6	5
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	10.75	5
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.96	5
PAYROLL	.53	5
CONTRACT	.37	5
SUP/MAT/MISC	.10	2
TRASH REMOVAL		
REPR/MAINT TOTAL	1.57	5
PAYROLL	.90	5
ELEVATOR	.01	3
HVAC	.11	5
ELECTRICAL	.06	5
STRUCT/ROOF	.15	5
PLUMBING	.02	5
FIRE/LIFE SFTY	.03	5
OTHER MAINT/SUP	.29	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.14	4
ELECTRICAL	.79	4
GAS	.04	3
FUEL OIL		
PURCH STEAM	.52	2
PURCH CH WTR		
COAL		
WATER/SEWER	.04	2
RDS/GNDS/SEC TOTAL	.32	5
RDS/GNDS TOTAL	.29	5
RDS/GNDS PAYRL	.17	5
RDS/GNDS CONTR	.09	5
RDS/GNDS OTHER	.05	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.03	3
SEC PAYROLL		
SEC CONTRACTS	.03	3
SEC OTHER		
ADMIN TOTAL	.81	5
PAYROLL	.60	5
MGMT FEES		
PROF FEES		
GEN OFC EXP	.20	5
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.88	5
REAL ESTATE TAX	.58	4
BUILDING INS	.05	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.16	4
ADV/PROMOTION	.16	4
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.20	5
CLEANING	.53	5
REPAIR/MAINT	.90	5
RDS/GROUNDS	.17	5
SECURITY		
ADMINISTRATIVE	.60	5
TOTAL CONTRACTS	.84	5
CLEANING	.37	5
REPAIR/MAINT	.35	5
RDS/GROUNDS	.09	5
SECURITY	.03	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

0-9 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	55 BLDS 18,088,791 SQ. FT.					16,406,314 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	46					21.00	16.56	9.46	25.45
RETAIL AREA	33	24.48	21.18	14.18	31.43				
OTHER AREA	15	4.14	5.12	3.84	7.41				
TOTAL RENT	45	20.66	16.47	10.47	25.74				
MISCELLANEOUS	34	.45	.04	.01	.33				
TOTAL INCOME	46	20.67	16.12	11.28	25.70				
EXPENSE									
CLEANING	53	.84	.83	.66	1.02	.86	.87	.70	1.06
REPAIR-MAINT	55	1.12	1.14	.90	1.37	1.17	1.17	.93	1.47
UTILITIES	54	1.33	1.37	1.10	1.71	1.35	1.42	1.10	1.73
RDS/GRNDS/SEC	55	.32	.31	.13	.41	.35	.33	.15	.43
ADMINISTRATIVE	54	.81	.73	.47	1.10	.89	.81	.49	1.15
TOTAL OPER EXP	52	4.38	4.56	3.87	5.31	4.81	5.06	4.09	5.65
FIXED EXPENSES	53	3.62	2.73	1.83	4.13	3.96	2.92	1.96	4.38
TOTAL OPER+FIX	51	7.67	6.92	6.02	9.31	8.45	7.45	6.56	10.23
LEASING EXP	31	1.11	.61	.26	2.07				
TOTAL PAYROLL	50	.73	.69	.43	.93				
TOTAL CONTRACT	55	1.78	1.69	1.48	2.30				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14272	55
AVG SQFT/RETAIL TENANT	2572	35
AVG SQFT/OFFICE WORKER	189	34
AVG % OFFICE OCCUPANCY	92.9	55
AVG % RETAIL OCCUPANCY	92.8	36
AVG $ RATE YR-END RENT	24.21	44
RENTABLE/GROSS SQFT	.88	28

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.84	53
PAYROLL	.23	17
CONTRACT	.67	52
SUP/MAT/MISC	.07	44
TRASH REMOVAL	.05	43
REPR/MAINT TOTAL	1.12	55
PAYROLL	.39	42
ELEVATOR	.19	54
HVAC	.24	53
ELECTRICAL	.11	53
STRUCT/ROOF	.07	26
PLUMBING	.03	47
FIRE/LIFE SFTY	.03	33
OTHER MAINT/SUP	.22	53

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.33	54
ELECTRICAL	1.11	54
GAS	.12	40
FUEL OIL	.02	9
PURCH STEAM	.10	4
PURCH CH WTR		
COAL		
WATER/SEWER	.06	44
RDS/GNDS/SEC TOTAL	.33	54
RDS/GNDS TOTAL	.09	42
RDS/GNDS PAYRL	.04	8
RDS/GNDS CONTR	.06	35
RDS/GNDS OTHER	.06	15

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.20	50
SEC PAYROLL	.21	18
SEC CONTRACTS	.24	40
SEC OTHER	.05	16
ADMIN TOTAL	.81	54
PAYROLL	.30	39
MGMT FEES	.59	37
PROF FEES	.04	32
GEN OFC EXP	.17	41
OTHER ADM EXP	.16	36

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.62	53
REAL ESTATE TAX	3.50	53
BUILDING INS	.10	51
PERS PROP TAX	.05	3
OTHER TAX	.09	12
LEASING EXPENSES	1.14	30
ADV/PROMOTION	.04	23
COMMISSIONS	.30	22
PROF FEES	.04	11
TENANT ALTS	.87	16
BUY-OUTS	.81	4
OTHER LEASING	.62	7

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.73	50
CLEANING	.23	17
REPAIR/MAINT	.39	42
RDS/GROUNDS	.04	8
SECURITY	.21	18
ADMINISTRATIVE	.30	39
TOTAL CONTRACTS	1.78	55
CLEANING	.67	52
REPAIR/MAINT	.57	55
RDS/GROUNDS	.06	35
SECURITY	.24	40
ADMINISTRATIVE	.47	46

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

0-9 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 102,102 SQ. FT.					94,267 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					8.02	6.89	5.34	12.46
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	8.90	7.78	6.54	14.90				
MISCELLANEOUS	4	.01	.00	.00	.01				
TOTAL INCOME	5	8.91	7.78	6.54	14.90				
EXPENSE									
CLEANING	4	.76	.60	.52	1.20	.83	.69	.57	1.23
REPAIR-MAINT	5	1.38	1.50	.62	1.76	1.49	1.52	.62	1.97
UTILITIES	5	1.35	1.42	1.14	1.68	1.46	1.50	1.17	1.82
RDS/GRNDS/SEC	5	.04	.04	.02	.09	.05	.06	.02	.09
ADMINISTRATIVE	5	.91	.86	.44	1.16	.98	.86	.44	1.36
TOTAL OPER EXP	4	4.54	4.86	4.21	5.00	4.95	5.00	4.21	5.71
FIXED EXPENSES	5	2.14	2.06	1.64	2.75	2.32	2.31	1.64	2.92
TOTAL OPER+FIX	4	6.73	7.18	6.07	7.75	7.35	7.75	6.34	8.50
LEASING EXP	3	3.03	3.30						
TOTAL PAYROLL	2	.06	.07						
TOTAL CONTRACT	5	1.79	1.81	1.15	2.19				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2426	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	77.3	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	5.32	3
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.76	4
PAYROLL	.01	2
CONTRACT	.58	4
SUP/MAT/MISC	.09	4
TRASH REMOVAL	.09	4
REPR/MAINT TOTAL	1.38	5
PAYROLL	.04	2
ELEVATOR	.10	4
HVAC	.39	5
ELECTRICAL	.08	5
STRUCT/ROOF	.09	4
PLUMBING	.06	4
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.65	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.35	5
ELECTRICAL	1.09	5
GAS	.25	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	5
RDS/GNDS/SEC TOTAL	.04	5
RDS/GNDS TOTAL	.04	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.02	3
SEC PAYROLL	.00	2
SEC CONTRACTS	.03	2
SEC OTHER		
ADMIN TOTAL	.91	5
PAYROLL	.01	2
MGMT FEES	.41	5
PROF FEES	.15	3
GEN OFC EXP	.09	5
OTHER ADM EXP	.39	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.14	5
REAL ESTATE TAX	2.08	5
BUILDING INS	.07	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	3.03	3
ADV/PROMOTION	.09	2
COMMISSIONS	1.08	2
PROF FEES		
TENANT ALTS	2.35	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.06	2
CLEANING	.01	2
REPAIR/MAINT	.04	2
RDS/GROUNDS		
SECURITY	.00	2
ADMINISTRATIVE	.01	2
TOTAL CONTRACTS	1.79	5
CLEANING	.58	4
REPAIR/MAINT	.70	5
RDS/GROUNDS	.04	4
SECURITY	.03	2
ADMINISTRATIVE	.52	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

0-9 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	343,161 SQ. FT.				333,472 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					7.32	8.17		
RETAIL AREA	2	25.77	34.79						
OTHER AREA									
TOTAL RENT	3	8.18	8.67						
MISCELLANEOUS	2	.02	.02						
TOTAL INCOME	3	8.19	8.67						
EXPENSE									
CLEANING	5	.93	.83	.58	1.35	.95	.83	.62	1.35
REPAIR-MAINT	5	1.26	1.22	.79	1.89	1.30	1.22	.82	1.90
UTILITIES	5	1.68	1.54	1.17	2.27	1.73	1.73	1.18	2.27
RDS/GRNDS/SEC	5	.39	.26	.23	.63	.40	.29	.24	.64
ADMINISTRATIVE	5	1.18	1.03	.73	1.81	1.21	1.03	.78	1.81
TOTAL OPER EXP	5	5.44	5.14	3.67	7.86	5.60	5.14	3.92	7.86
FIXED EXPENSES	5	2.50	1.78	1.66	4.06	2.58	2.00	1.67	4.09
TOTAL OPER+FIX	5	7.95	6.89	6.14	10.93	8.18	6.96	6.46	10.96
LEASING EXP									
TOTAL PAYROLL	4	.90	.55	.43	1.48				
TOTAL CONTRACT	5	1.69	1.46	1.02	2.55				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4399	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	85.7	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.52	5
RENTABLE/GROSS SQFT	.93	3

DETAIL*		BLDS
CLEANING TOTAL	.93	5
PAYROLL		
CONTRACT	.76	4
SUP/MAT/MISC	.32	4
TRASH REMOVAL	.06	5
REPR/MAINT TOTAL	1.26	5
PAYROLL	.20	3
ELEVATOR	.12	5
HVAC	.36	5
ELECTRICAL	.06	5
STRUCT/ROOF		
PLUMBING	.03	5
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.56	5

DETAIL*		BLDS
UTILITIES TOTAL	1.68	5
ELECTRICAL	1.50	5
GAS	.25	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	3
RDS/GNDS/SEC TOTAL	.39	5
RDS/GNDS TOTAL	.24	5
RDS/GNDS PAYRL	.10	2
RDS/GNDS CONTR	.17	5
RDS/GNDS OTHER	.06	2

DETAIL*		BLDS
SECURITY TOTAL	.15	5
SEC PAYROLL		
SEC CONTRACTS	.14	5
SEC OTHER		
ADMIN TOTAL	1.18	5
PAYROLL	.66	4
MGMT FEES	.41	2
PROF FEES	.06	2
GEN OFC EXP	.10	3
OTHER ADM EXP	.51	4

DETAIL*		BLDS
FIXED EXP TOTAL	2.50	5
REAL ESTATE TAX	2.36	5
BUILDING INS	.12	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS	.39	2
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*		BLDS
TOTAL PAYROLL	.90	4
CLEANING		
REPAIR/MAINT	.20	3
RDS/GROUNDS	.10	2
SECURITY		
ADMINISTRATIVE	.66	4
TOTAL CONTRACTS	1.69	5
CLEANING	.76	4
REPAIR/MAINT	.56	5
RDS/GROUNDS	.17	5
SECURITY	.14	5
ADMINISTRATIVE	.48	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

0-9 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	22 BLDS	4,380,887 SQ. FT.				4,141,722 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	21					16.06	16.49	11.80	24.47
RETAIL AREA	12	16.82	15.44	8.77	28.30				
OTHER AREA	5	2.71	5.12	1.92	7.41				
TOTAL RENT	20	17.47	16.57	11.93	23.74				
MISCELLANEOUS	13	.90	.04	.01	.57				
TOTAL INCOME	20	18.13	16.61	12.58	24.14				
EXPENSE									
CLEANING	21	.86	.83	.68	1.01	.90	.87	.68	1.04
REPAIR-MAINT	22	1.26	1.21	.92	1.48	1.32	1.27	.96	1.55
UTILITIES	21	1.56	1.35	1.18	1.73	1.58	1.36	1.18	1.73
RDS/GRNDS/SEC	22	.34	.33	.17	.48	.36	.33	.17	.50
ADMINISTRATIVE	22	.83	.67	.44	.96	.88	.70	.44	.96
TOTAL OPER EXP	21	4.95	5.00	4.10	5.56	5.24	5.36	4.15	5.67
FIXED EXPENSES	21	3.28	2.32	1.67	3.92	3.48	2.38	1.91	4.03
TOTAL OPER+FIX	20	8.22	6.83	6.17	9.99	8.73	7.22	6.48	10.33
LEASING EXP	15	.94	.33	.18	1.75				
TOTAL PAYROLL	21	.79	.69	.38	1.00				
TOTAL CONTRACT	22	1.96	2.09	1.77	2.30				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9552	22
AVG SQFT/RETAIL TENANT	3719	14
AVG SQFT/OFFICE WORKER	233	14
AVG % OFFICE OCCUPANCY	93.9	22
AVG % RETAIL OCCUPANCY	96.1	14
AVG $ RATE YR-END RENT	20.28	19
RENTABLE/GROSS SQFT	.86	10

DETAIL*		BLDS
CLEANING TOTAL	.86	21
PAYROLL	.18	8
CONTRACT	.67	21
SUP/MAT/MISC	.08	19
TRASH REMOVAL	.06	17
REPR/MAINT TOTAL	1.26	22
PAYROLL	.48	18
ELEVATOR	.15	22
HVAC	.33	21
ELECTRICAL	.11	22
STRUCT/ROOF	.09	12
PLUMBING	.02	19
FIRE/LIFE SFTY	.03	17
OTHER MAINT/SUP	.23	21

DETAIL*		BLDS
UTILITIES TOTAL	1.56	21
ELECTRICAL	1.35	21
GAS	.16	15
FUEL OIL	.04	2
PURCH STEAM	.24	2
PURCH CH WTR		
COAL		
WATER/SEWER	.07	18
RDS/GNDS/SEC TOTAL	.34	22
RDS/GNDS TOTAL	.11	18
RDS/GNDS PAYRL	.04	3
RDS/GNDS CONTR	.11	15
RDS/GNDS OTHER	.05	5

DETAIL*		BLDS
SECURITY TOTAL	.26	21
SEC PAYROLL	.06	5
SEC CONTRACTS	.24	19
SEC OTHER	.02	7
ADMIN TOTAL	.83	22
PAYROLL	.45	15
MGMT FEES	.55	15
PROF FEES	.02	14
GEN OFC EXP	.10	18
OTHER ADM EXP	.06	14

DETAIL*		BLDS
FIXED EXP TOTAL	3.28	21
REAL ESTATE TAX	3.10	21
BUILDING INS	.10	21
PERS PROP TAX		
OTHER TAX	.18	6
LEASING EXPENSES	1.01	14
ADV/PROMOTION	.06	10
COMMISSIONS	.39	8
PROF FEES	.05	6
TENANT ALTS	1.09	8
BUY-OUTS		
OTHER LEASING	.17	2

DETAIL*		BLDS
TOTAL PAYROLL	.79	21
CLEANING	.18	8
REPAIR/MAINT	.48	18
RDS/GROUNDS	.04	3
SECURITY	.06	5
ADMINISTRATIVE	.45	15
TOTAL CONTRACTS	1.96	22
CLEANING	.67	21
REPAIR/MAINT	.85	22
RDS/GROUNDS	.11	15
SECURITY	.24	19
ADMINISTRATIVE	.41	20

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

0-9 YEARS 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS	5,585,481 SQ. FT.				5,167,748 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					21.26	17.59	13.37	26.09
RETAIL AREA	12	20.54	18.47	15.50	26.70				
OTHER AREA	6	6.32	6.31	5.02	8.17				
TOTAL RENT	11	22.17	17.90	14.32	26.33				
MISCELLANEOUS	10	.32	.22	.03	.70				
TOTAL INCOME	12	21.26	17.46	14.26	26.39				
EXPENSE									
CLEANING	14	.84	.80	.67	1.03	.88	.83	.74	1.10
REPAIR-MAINT	14	1.06	1.01	.91	1.18	1.13	1.11	.93	1.20
UTILITIES	14	1.40	1.35	1.06	1.73	1.42	1.40	1.06	1.74
RDS/GRNDS/SEC	14	.36	.39	.33	.45	.39	.40	.38	.47
ADMINISTRATIVE	14	1.14	.94	.79	1.40	1.23	1.02	.86	1.63
TOTAL OPER EXP	14	4.81	4.56	4.00	5.42	5.20	5.26	4.27	5.80
FIXED EXPENSES	14	3.73	3.00	2.01	5.29	4.03	3.65	2.15	5.56
TOTAL OPER+FIX	14	8.54	7.83	6.04	9.84	9.23	8.72	6.65	11.87
LEASING EXP	9	1.56	.86	.40	3.02				
TOTAL PAYROLL	14	.66	.72	.59	.77				
TOTAL CONTRACT	14	2.11	2.16	1.56	2.49				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13023	14
AVG SQFT/RETAIL TENANT	2268	12
AVG SQFT/OFFICE WORKER	211	12
AVG % OFFICE OCCUPANCY	88.5	14
AVG % RETAIL OCCUPANCY	86.5	12
AVG $ RATE YR-END RENT	25.23	12
RENTABLE/GROSS SQFT	.89	9

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.84	14
PAYROLL	.28	3
CONTRACT	.69	14
SUP/MAT/MISC	.06	9
TRASH REMOVAL	.05	11
REPR/MAINT TOTAL	1.06	14
PAYROLL	.37	12
ELEVATOR	.24	14
HVAC	.22	14
ELECTRICAL	.06	13
STRUCT/ROOF	.07	4
PLUMBING	.03	12
FIRE/LIFE SFTY	.03	9
OTHER MAINT/SUP	.18	14

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.40	14
ELECTRICAL	1.23	14
GAS	.11	12
FUEL OIL	.02	4
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	12
RDS/GNDS/SEC TOTAL	.39	13
RDS/GNDS TOTAL	.05	10
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	8
RDS/GNDS OTHER	.05	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.36	13
SEC PAYROLL	.22	5
SEC CONTRACTS	.35	10
SEC OTHER	.02	4
ADMIN TOTAL	1.14	14
PAYROLL	.30	10
MGMT FEES	.71	11
PROF FEES	.06	9
GEN OFC EXP	.06	9
OTHER ADM EXP	.26	11

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.73	14
REAL ESTATE TAX	3.61	14
BUILDING INS	.10	14
PERS PROP TAX		
OTHER TAX	.05	3
LEASING EXPENSES	1.56	9
ADV/PROMOTION	.04	8
COMMISSIONS	.30	8
PROF FEES	.03	4
TENANT ALTS	.66	6
BUY-OUTS	1.01	3
OTHER LEASING	1.05	4

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.66	14
CLEANING	.28	3
REPAIR/MAINT	.37	12
RDS/GROUNDS		
SECURITY	.22	5
ADMINISTRATIVE	.30	10
TOTAL CONTRACTS	2.11	14
CLEANING	.69	14
REPAIR/MAINT	.55	14
RDS/GROUNDS	.03	8
SECURITY	.35	10
ADMINISTRATIVE	.64	13

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

0-9 YEARS MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	7,678,380 SQ. FT.				6,668,105 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					24.87	27.22	17.03	28.41
RETAIL AREA	6	32.61	29.06	25.74	35.16				
OTHER AREA	4	3.31	4.39	2.11	8.78				
TOTAL RENT	6	22.57	22.21	15.56	27.59				
MISCELLANEOUS	5	.32	.06	.02	.95				
TOTAL INCOME	6	22.84	22.41	15.64	29.09				
EXPENSE									
CLEANING	9	.82	.84	.72	.98	.88	.88	.74	1.05
REPAIR-MAINT	9	1.05	1.02	.92	1.17	1.10	1.17	.95	1.23
UTILITIES	9	1.13	1.10	.99	1.43	1.15	1.10	.99	1.43
RDS/GRNDS/SEC	9	.28	.23	.11	.40	.32	.25	.12	.47
ADMINISTRATIVE	8	.50	.39	.29	.57	.57	.45	.32	.66
TOTAL OPER EXP	8	3.59	3.54	3.09	4.36	4.12	4.27	3.41	4.80
FIXED EXPENSES	8	3.81	2.99	2.23	5.48	4.36	3.23	2.62	6.02
TOTAL OPER+FIX	8	6.61	6.75	5.17	8.21	7.59	7.40	5.71	10.23
LEASING EXP	3	.61	.47						
TOTAL PAYROLL	9	.73	.81	.44	.96				
TOTAL CONTRACT	9	1.45	1.43	1.08	1.89				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	29685	9
AVG SQFT/RETAIL TENANT	2454	7
AVG SQFT/OFFICE WORKER	156	6
AVG % OFFICE OCCUPANCY	96.4	9
AVG % RETAIL OCCUPANCY	95.6	8
AVG $ RATE YR-END RENT	27.71	5
RENTABLE/GROSS SQFT	.88	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.82	9
PAYROLL	.24	3
CONTRACT	.64	9
SUP/MAT/MISC	.06	8
TRASH REMOVAL	.05	6
REPR/MAINT TOTAL	1.05	9
PAYROLL	.36	7
ELEVATOR	.17	9
HVAC	.20	8
ELECTRICAL	.15	8
STRUCT/ROOF	.06	5
PLUMBING	.03	7
FIRE/LIFE SFTY	.03	6
OTHER MAINT/SUP	.23	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.13	9
ELECTRICAL	.87	9
GAS	.11	6
FUEL OIL	.00	2
PURCH STEAM	.06	2
PURCH CH WTR		
COAL		
WATER/SEWER	.10	6
RDS/GNDS/SEC TOTAL	.28	9
RDS/GNDS TOTAL	.09	5
RDS/GNDS PAYRL	.03	3
RDS/GNDS CONTR	.03	3
RDS/GNDS OTHER	.06	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.26	8
SEC PAYROLL	.24	5
SEC CONTRACTS	.12	4
SEC OTHER	.06	4
ADMIN TOTAL	.50	8
PAYROLL	.22	8
MGMT FEES	.47	4
PROF FEES	.02	4
GEN OFC EXP	.29	6
OTHER ADM EXP	.06	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.81	8
REAL ESTATE TAX	3.72	8
BUILDING INS	.10	6
PERS PROP TAX		
OTHER TAX	.06	3
LEASING EXPENSES	.61	3
ADV/PROMOTION	.01	2
COMMISSIONS	.18	2
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.73	9
CLEANING	.24	3
REPAIR/MAINT	.36	7
RDS/GROUNDS	.03	3
SECURITY	.24	5
ADMINISTRATIVE	.22	8
TOTAL CONTRACTS	1.46	9
CLEANING	.64	9
REPAIR/MAINT	.54	9
RDS/GROUNDS	.03	3
SECURITY	.12	4
ADMINISTRATIVE	.32	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

10-19 YEARS ALL SIZES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	48 BLDS	12,288,441 SQ. FT.				11,481,580 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	45					16.47	14.96	12.70	17.15
RETAIL AREA	24	21.92	15.44	9.61	20.39				
OTHER AREA	15	11.21	7.43	3.25	15.72				
TOTAL RENT	48	16.82	14.94	12.77	17.44				
MISCELLANEOUS	29	.30	.06	.04	.14				
TOTAL INCOME	48	17.01	15.14	12.83	17.44				
EXPENSE									
CLEANING	48	.91	.84	.66	1.13	.95	.88	.70	1.18
REPAIR-MAINT	48	1.41	1.19	.91	1.75	1.44	1.21	.96	1.84
UTILITIES	48	1.53	1.56	1.24	1.84	1.55	1.61	1.24	1.86
RDS/GRNDS/SEC	48	.26	.25	.17	.36	.30	.26	.17	.39
ADMINISTRATIVE	48	.74	.73	.43	1.10	.79	.73	.44	1.19
TOTAL OPER EXP	48	4.85	4.61	4.18	5.56	5.18	5.22	4.40	5.76
FIXED EXPENSES	47	2.82	2.34	1.94	2.90	3.03	2.53	1.98	3.20
TOTAL OPER+FIX	47	7.65	7.07	6.28	8.28	8.20	7.80	6.70	8.75
LEASING EXP	35	.95	.88	.26	1.31				
TOTAL PAYROLL	48	.77	.67	.33	.99				
TOTAL CONTRACT	48	1.74	1.78	1.28	2.26				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11958	48
AVG SQFT/RETAIL TENANT	2230	25
AVG SQFT/OFFICE WORKER	215	33
AVG % OFFICE OCCUPANCY	94.5	48
AVG % RETAIL OCCUPANCY	92.1	25
AVG $ RATE YR-END RENT	17.09	41
RENTABLE/GROSS SQFT	.92	33

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.91	48
PAYROLL	.50	16
CONTRACT	.64	46
SUP/MAT/MISC	.06	40
TRASH REMOVAL	.04	38
REPR/MAINT TOTAL	1.41	48
PAYROLL	.34	43
ELEVATOR	.20	48
HVAC	.30	47
ELECTRICAL	.08	45
STRUCT/ROOF	.06	26
PLUMBING	.03	36
FIRE/LIFE SFTY	.04	31
OTHER MAINT/SUP	.43	47

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.53	48
ELECTRICAL	1.25	48
GAS	.26	31
FUEL OIL	.05	6
PURCH STEAM	.41	3
PURCH CH WTR		
COAL		
WATER/SEWER	.07	41
RDS/GNDS/SEC TOTAL	.29	42
RDS/GNDS TOTAL	.07	36
RDS/GNDS PAYRL	.03	5
RDS/GNDS CONTR	.07	28
RDS/GNDS OTHER	.01	10

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.26	36
SEC PAYROLL	.25	12
SEC CONTRACTS	.20	24
SEC OTHER	.07	9
ADMIN TOTAL	.78	48
PAYROLL	.27	29
MGMT FEES	.64	24
PROF FEES	.06	34
GEN OFC EXP	.16	36
OTHER ADM EXP	.11	23

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.86	48
REAL ESTATE TAX	2.82	48
BUILDING INS	.11	48
PERS PROP TAX		
OTHER TAX	.05	9
LEASING EXPENSES	.92	35
ADV/PROMOTION	.04	22
COMMISSIONS	.18	20
PROF FEES	.18	10
TENANT ALTS	.71	26
BUY-OUTS		
OTHER LEASING	.22	7

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.77	48
CLEANING	.50	16
REPAIR/MAINT	.34	43
RDS/GROUNDS	.03	5
SECURITY	.25	12
ADMINISTRATIVE	.27	29
TOTAL CONTRACTS	1.74	48
CLEANING	.64	46
REPAIR/MAINT	.65	48
RDS/GROUNDS	.07	28
SECURITY	.20	24
ADMINISTRATIVE	.41	36

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

10-19 YEARS LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	148,006 SQ. FT.				127,577 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					12.72	12.59	9.81	15.69
RETAIL AREA	2	7.00	9.70						
OTHER AREA									
TOTAL RENT	4	11.64	10.87	9.55	14.81				
MISCELLANEOUS	2	.06	.06						
TOTAL INCOME	4	11.68	10.93	9.56	14.86				
EXPENSE									
CLEANING	4	1.00	1.00	.67	1.30	1.04	1.02	.88	1.42
REPAIR-MAINT	4	1.22	1.15	.85	1.40	1.23	1.15	.85	1.43
UTILITIES	4	1.52	1.58	1.17	1.76	1.52	1.58	1.17	1.76
RDS/GRNDS/SEC	4	.22	.23	.16	.28	.25	.25	.17	.34
ADMINISTRATIVE	4	.97	.78	.75	1.11	1.13	.95	.83	1.29
TOTAL OPER EXP	4	4.93	4.60	4.03	5.41	5.72	5.63	4.40	6.49
FIXED EXPENSES	4	1.66	1.70	1.59	1.82	1.93	1.94	1.90	1.97
TOTAL OPER+FIX	4	6.60	6.19	5.84	7.00	7.65	7.56	6.37	8.40
LEASING EXP	2	1.62	1.62						
TOTAL PAYROLL	2	1.37	1.37						
TOTAL CONTRACT	4	1.92	1.90	1.75	2.18				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3649	4
AVG SQFT/RETAIL TENANT	2058	2
AVG SQFT/OFFICE WORKER	286	4
AVG % OFFICE OCCUPANCY	82.9	4
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	15.55	4
RENTABLE/GROSS SQFT	.85	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.00	4
PAYROLL		
CONTRACT	.67	3
SUP/MAT/MISC	.07	2
TRASH REMOVAL	.13	4
REPR/MAINT TOTAL	1.22	4
PAYROLL	.48	2
ELEVATOR	.13	4
HVAC	.25	4
ELECTRICAL	.10	4
STRUCT/ROOF	.16	2
PLUMBING	.06	3
FIRE/LIFE SFTY	.10	4
OTHER MAINT/SUP	.20	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.52	4
ELECTRICAL	1.20	4
GAS	.29	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	2
RDS/GNDS/SEC TOTAL	.22	4
RDS/GNDS TOTAL	.20	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.17	4
RDS/GNDS OTHER	.06	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.97	4
PAYROLL		
MGMT FEES	.66	3
PROF FEES	.27	3
GEN OFC EXP	.06	4
OTHER ADM EXP	.05	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.66	4
REAL ESTATE TAX	1.43	4
BUILDING INS	.12	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.62	2
ADV/PROMOTION	.04	2
COMMISSIONS		
PROF FEES		
TENANT ALTS	1.36	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.37	2
CLEANING		
REPAIR/MAINT	.48	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.92	4
CLEANING	.67	3
REPAIR/MAINT	.61	4
RDS/GROUNDS	.17	4
SECURITY		
ADMINISTRATIVE	.67	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

10-19 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	478,806 SQ. FT.				477,835 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					14.19	14.09	11.48	15.91
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	14.29	14.09	12.10	15.91				
MISCELLANEOUS	3	.06	.05						
TOTAL INCOME	6	14.33	14.09	12.23	15.92				
EXPENSE									
CLEANING	6	1.07	1.00	.97	1.21	1.07	1.00	.97	1.21
REPAIR-MAINT	6	1.39	1.16	.86	1.86	1.39	1.16	.86	1.86
UTILITIES	6	1.77	1.89	.97	2.05	1.77	1.89	.97	2.05
RDS/GRNDS/SEC	6	.22	.21	.17	.29	.22	.21	.17	.29
ADMINISTRATIVE	6	.90	.88	.34	1.28	.90	.88	.34	1.28
TOTAL OPER EXP	6	5.27	5.20	3.91	5.71	5.28	5.20	3.91	5.77
FIXED EXPENSES	6	2.07	1.89	1.06	2.04	2.06	1.89	1.07	2.04
TOTAL OPER+FIX	6	7.35	6.91	5.87	7.21	7.36	6.95	5.87	7.21
LEASING EXP	5	1.52	.95	.52	2.53				
TOTAL PAYROLL	6	.91	.71	.43	1.38				
TOTAL CONTRACT	6	1.68	1.69	1.18	1.94				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3407	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	269	3
AVG % OFFICE OCCUPANCY	92.0	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.36	6
RENTABLE/GROSS SQFT	.89	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.07	6
PAYROLL	.83	3
CONTRACT	.71	5
SUP/MAT/MISC	.12	5
TRASH REMOVAL	.06	3
REPR/MAINT TOTAL	1.39	6
PAYROLL	.35	6
ELEVATOR	.15	6
HVAC	.34	5
ELECTRICAL	.05	5
STRUCT/ROOF		
PLUMBING	.05	5
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.63	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.77	6
ELECTRICAL	1.44	6
GAS	.48	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	4
RDS/GNDS/SEC TOTAL	.21	4
RDS/GNDS TOTAL	.12	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	4
RDS/GNDS OTHER	.05	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.09	4
SEC PAYROLL		
SEC CONTRACTS	.09	4
SEC OTHER		
ADMIN TOTAL	.90	6
PAYROLL	.30	4
MGMT FEES	.65	3
PROF FEES	.15	4
GEN OFC EXP	.19	5
OTHER ADM EXP	.14	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.07	6
REAL ESTATE TAX	2.01	6
BUILDING INS	.05	6
PERS PROP TAX		
OTHER TAX	.03	2
LEASING EXPENSES	1.52	5
ADV/PROMOTION	.06	4
COMMISSIONS	.50	3
PROF FEES	.47	2
TENANT ALTS	1.49	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.91	6
CLEANING	.83	3
REPAIR/MAINT	.35	6
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.30	4
TOTAL CONTRACTS	1.68	6
CLEANING	.71	5
REPAIR/MAINT	.52	6
RDS/GROUNDS	.10	4
SECURITY	.09	4
ADMINISTRATIVE	.52	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

10-19 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	23 BLDS	4,381,111 SQ. FT.				4,129,637 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	23					15.11	14.91	12.85	16.63
RETAIL AREA	13	15.02	13.50	5.07	18.38				
OTHER AREA	10	11.33	7.48	4.26	13.53				
TOTAL RENT	23	15.02	14.78	12.87	16.71				
MISCELLANEOUS	16	.09	.06	.04	.13				
TOTAL INCOME	23	15.06	14.86	12.90	16.80				
EXPENSE									
CLEANING	23	.83	.73	.63	1.03	.86	.73	.67	1.10
REPAIR-MAINT	23	1.45	1.20	.88	1.77	1.50	1.25	.96	1.87
UTILITIES	23	1.53	1.59	1.32	1.76	1.54	1.59	1.32	1.82
RDS/GRNDS/SEC	23	.26	.22	.09	.36	.28	.25	.10	.41
ADMINISTRATIVE	23	.82	.72	.51	.97	.86	.73	.52	1.07
TOTAL OPER EXP	23	4.86	4.58	4.29	5.80	5.13	5.15	4.47	5.93
FIXED EXPENSES	23	2.54	2.36	1.99	2.89	2.69	2.53	2.04	3.20
TOTAL OPER+FIX	23	7.40	7.44	6.38	8.39	7.82	7.91	6.65	8.93
LEASING EXP	19	.78	.70	.25	.96				
TOTAL PAYROLL	23	.53	.42	.18	.70				
TOTAL CONTRACT	23	1.94	1.87	1.53	2.26				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7925	23
AVG SQFT/RETAIL TENANT	2020	12
AVG SQFT/OFFICE WORKER	193	15
AVG % OFFICE OCCUPANCY	92.3	23
AVG % RETAIL OCCUPANCY	89.4	12
AVG $ RATE YR-END RENT	17.53	20
RENTABLE/GROSS SQFT	.93	18

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.83	23
PAYROLL	.05	6
CONTRACT	.70	23
SUP/MAT/MISC	.09	21
TRASH REMOVAL	.04	17
REPR/MAINT TOTAL	1.45	23
PAYROLL	.31	22
ELEVATOR	.20	23
HVAC	.44	23
ELECTRICAL	.08	23
STRUCT/ROOF	.11	15
PLUMBING	.03	16
FIRE/LIFE SFTY	.03	15
OTHER MAINT/SUP	.32	23

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.53	23
ELECTRICAL	1.28	23
GAS	.22	14
FUEL OIL	.16	4
PURCH STEAM	.42	2
PURCH CH WTR		
COAL		
WATER/SEWER	.07	21
RDS/GNDS/SEC TOTAL	.29	19
RDS/GNDS TOTAL	.05	16
RDS/GNDS PAYRL	.03	3
RDS/GNDS CONTR	.03	8
RDS/GNDS OTHER	.01	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.24	18
SEC PAYROLL	.31	6
SEC CONTRACTS	.19	11
SEC OTHER	.03	3
ADMIN TOTAL	.83	22
PAYROLL	.34	10
MGMT FEES	.57	12
PROF FEES	.03	15
GEN OFC EXP	.19	13
OTHER ADM EXP	.21	11

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.84	23
REAL ESTATE TAX	2.47	23
BUILDING INS	.07	23
PERS PROP TAX		
OTHER TAX	.01	5
LEASING EXPENSES	.78	19
ADV/PROMOTION	.05	11
COMMISSIONS	.15	10
PROF FEES	.04	4
TENANT ALTS	.76	15
BUY-OUTS		
OTHER LEASING	.23	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.53	23
CLEANING	.05	6
REPAIR/MAINT	.31	22
RDS/GROUNDS	.03	3
SECURITY	.31	6
ADMINISTRATIVE	.34	10
TOTAL CONTRACTS	1.94	23
CLEANING	.70	23
REPAIR/MAINT	.82	23
RDS/GROUNDS	.03	8
SECURITY	.19	11
ADMINISTRATIVE	.48	15

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

10-19 YEARS 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	11 BLDS	4,663,305 SQ. FT.				4,279,694 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					19.00	16.76	15.20	19.33
RETAIL AREA	5	27.16	19.16	15.36	32.59				
OTHER AREA	4	18.20	14.22	3.26	33.51				
TOTAL RENT	11	19.66	17.44	15.74	19.50				
MISCELLANEOUS	7	.60	.07	.03	.36				
TOTAL INCOME	11	20.02	17.44	16.59	19.74				
EXPENSE									
CLEANING	11	.84	.80	.76	.87	.89	.86	.79	.94
REPAIR-MAINT	11	1.29	1.06	.94	1.47	1.32	1.10	1.03	1.47
UTILITIES	11	1.60	1.42	1.17	1.92	1.63	1.70	1.17	1.92
RDS/GRNDS/SEC	11	.32	.28	.23	.43	.35	.28	.24	.53
ADMINISTRATIVE	11	.83	.46	.39	1.24	.91	.46	.43	1.36
TOTAL OPER EXP	11	4.88	4.38	4.06	5.06	5.34	4.63	4.41	5.49
FIXED EXPENSES	11	3.37	2.85	2.38	3.72	3.69	2.95	2.84	4.10
TOTAL OPER+FIX	11	8.25	6.73	6.65	8.92	9.02	8.30	6.77	9.89
LEASING EXP	8	1.25	1.13	.53	1.65				
TOTAL PAYROLL	11	.77	.83	.57	1.02				
TOTAL CONTRACT	11	1.68	1.62	1.15	2.37				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16559	11
AVG SQFT/RETAIL TENANT	2046	6
AVG SQFT/OFFICE WORKER	207	8
AVG % OFFICE OCCUPANCY	95.6	11
AVG % RETAIL OCCUPANCY	90.8	6
AVG $ RATE YR-END RENT	15.30	8
RENTABLE/GROSS SQFT	.95	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.84	11
PAYROLL	.32	4
CONTRACT	.64	11
SUP/MAT/MISC	.05	9
TRASH REMOVAL	.04	11
REPR/MAINT TOTAL	1.29	11
PAYROLL	.32	9
ELEVATOR	.22	11
HVAC	.20	11
ELECTRICAL	.06	9
STRUCT/ROOF	.07	6
PLUMBING	.03	9
FIRE/LIFE SFTY	.05	8
OTHER MAINT/SUP	.46	11

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.60	11
ELECTRICAL	1.24	11
GAS	.34	8
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	10
RDS/GNDS/SEC TOTAL	.32	11
RDS/GNDS TOTAL	.10	9
RDS/GNDS PAYRL	.03	2
RDS/GNDS CONTR	.09	9
RDS/GNDS OTHER	.00	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.27	10
SEC PAYROLL	.23	5
SEC CONTRACTS	.21	6
SEC OTHER	.07	4
ADMIN TOTAL	.83	11
PAYROLL	.29	11
MGMT FEES	.68	5
PROF FEES	.04	9
GEN OFC EXP	.18	11
OTHER ADM EXP	.07	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.37	11
REAL ESTATE TAX	3.20	11
BUILDING INS	.16	11
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.16	8
ADV/PROMOTION	.03	5
COMMISSIONS	.17	6
PROF FEES	.24	3
TENANT ALTS	.55	6
BUY-OUTS		
OTHER LEASING	.21	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.77	11
CLEANING	.32	4
REPAIR/MAINT	.32	9
RDS/GROUNDS	.03	2
SECURITY	.23	5
ADMINISTRATIVE	.29	11
TOTAL CONTRACTS	1.68	11
CLEANING	.64	11
REPAIR/MAINT	.53	11
RDS/GROUNDS	.09	9
SECURITY	.21	6
ADMINISTRATIVE	.39	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

10-19 YEARS MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	2,597,213 SQ. FT.				2,466,837 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					14.10	13.92		
RETAIL AREA	3	19.35	20.09						
OTHER AREA									
TOTAL RENT	2	14.09	14.04						
MISCELLANEOUS									
TOTAL INCOME	2	14.12	14.07						
EXPENSE									
CLEANING	4	1.15	.92	.61	1.67	1.19	.97	.66	1.68
REPAIR-MAINT	4	1.55	1.78	1.28	1.84	1.57	1.80	1.30	1.87
UTILITIES	4	1.36	1.37	1.18	1.55	1.36	1.37	1.18	1.55
RDS/GRNDS/SEC	4	.24	.29	.12	.37	.26	.30	.12	.41
ADMINISTRATIVE	4	.42	.29	.14	.71	.45	.33	.14	.76
TOTAL OPER EXP	4	4.70	4.98	3.98	5.45	4.95	5.49	4.31	5.70
FIXED EXPENSES	3	2.42	2.20			2.59	2.67		
TOTAL OPER+FIX	3	6.94	6.91			7.42	8.39		
LEASING EXP									
TOTAL PAYROLL	4	1.10	.92	.65	1.55				
TOTAL CONTRACT	4	1.49	1.28	.99	2.00				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	114207	4
AVG SQFT/RETAIL TENANT	4075	4
AVG SQFT/OFFICE WORKER	264	3
AVG % OFFICE OCCUPANCY	97.2	4
AVG % RETAIL OCCUPANCY	99.6	4
AVG $ RATE YR-END RENT	20.67	3
RENTABLE/GROSS SQFT	.88	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.15	4
PAYROLL	1.05	2
CONTRACT	.53	4
SUP/MAT/MISC	.08	3
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	1.55	4
PAYROLL	.40	4
ELEVATOR	.19	4
HVAC	.26	4
ELECTRICAL	.13	4
STRUCT/ROOF	.01	2
PLUMBING	.04	3
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.52	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.36	4
ELECTRICAL	1.20	4
GAS	.14	3
FUEL OIL	.00	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	4
RDS/GNDS/SEC TOTAL	.24	4
RDS/GNDS TOTAL	.04	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.29	3
SEC PAYROLL		
SEC CONTRACTS	.22	2
SEC OTHER	.09	2
ADMIN TOTAL	.53	3
PAYROLL	.15	3
MGMT FEES		
PROF FEES	.04	3
GEN OFC EXP	.08	3
OTHER ADM EXP	.01	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	6.46	4
REAL ESTATE TAX	2.97	4
BUILDING INS	.09	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.10	4
CLEANING	1.05	2
REPAIR/MAINT	.40	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.15	3
TOTAL CONTRACTS	1.49	4
CLEANING	.53	4
REPAIR/MAINT	.61	4
RDS/GROUNDS	.04	3
SECURITY	.22	2
ADMINISTRATIVE	.29	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

20-29 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS	2,079,465 SQ. FT.				1,948,823 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	13					13.87	14.31	11.16	17.83
RETAIL AREA	9	14.86	13.86	10.36	25.08				
OTHER AREA	3	3.57	3.42						
TOTAL RENT	14	14.00	14.48	12.05	17.31				
MISCELLANEOUS	10	.51	.07	.05	.96				
TOTAL INCOME	14	14.35	15.34	12.13	17.58				
EXPENSE									
CLEANING	14	.88	.88	.67	1.17	.92	.90	.78	1.18
REPAIR-MAINT	14	1.60	1.49	1.32	1.66	1.64	1.59	1.32	1.77
UTILITIES	14	1.57	1.47	1.35	1.95	1.61	1.52	1.35	1.96
RDS/GRNDS/SEC	14	.28	.25	.17	.32	.30	.26	.18	.36
ADMINISTRATIVE	14	.67	.70	.50	.78	.72	.76	.52	.83
TOTAL OPER EXP	14	4.98	4.78	4.42	5.08	5.32	5.30	4.97	5.54
FIXED EXPENSES	14	2.71	2.44	1.93	3.20	2.89	2.64	2.04	3.65
TOTAL OPER+FIX	14	7.69	7.07	6.42	7.98	8.21	7.85	7.03	8.90
LEASING EXP	10	2.59	1.85	1.04	4.02				
TOTAL PAYROLL	12	.60	.46	.33	.90				
TOTAL CONTRACT	12	2.24	2.16	1.77	2.62				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5034	13
AVG SQFT/RETAIL TENANT	2273	8
AVG SQFT/OFFICE WORKER	221	8
AVG % OFFICE OCCUPANCY	86.2	14
AVG % RETAIL OCCUPANCY	91.6	9
AVG $ RATE YR-END RENT	20.42	11
RENTABLE/GROSS SQFT	.93	14

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.87	12
PAYROLL	.63	2
CONTRACT	.78	11
SUP/MAT/MISC	.06	8
TRASH REMOVAL	.05	10
REPR/MAINT TOTAL	1.63	12
PAYROLL	.42	11
ELEVATOR	.21	12
HVAC	.54	11
ELECTRICAL	.13	11
STRUCT/ROOF	.10	8
PLUMBING	.04	11
FIRE/LIFE SFTY	.02	6
OTHER MAINT/SUP	.31	12

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.58	12
ELECTRICAL	1.13	12
GAS	.21	9
FUEL OIL	1.09	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	11
RDS/GNDS/SEC TOTAL	.28	10
RDS/GNDS TOTAL	.01	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	4
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.28	10
SEC PAYROLL	.18	2
SEC CONTRACTS	.26	8
SEC OTHER	.04	2
ADMIN TOTAL	.67	12
PAYROLL	.22	5
MGMT FEES	.50	9
PROF FEES	.06	10
GEN OFC EXP	.05	8
OTHER ADM EXP	.23	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.76	12
REAL ESTATE TAX	2.63	12
BUILDING INS	.10	12
PERS PROP TAX		
OTHER TAX	.04	5
LEASING EXPENSES	2.03	8
ADV/PROMOTION	.04	7
COMMISSIONS	.40	5
PROF FEES	.38	3
TENANT ALTS	2.44	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.60	12
CLEANING	.63	2
REPAIR/MAINT	.42	11
RDS/GROUNDS		
SECURITY	.18	2
ADMINISTRATIVE	.22	5
TOTAL CONTRACTS	2.24	12
CLEANING	.78	11
REPAIR/MAINT	.96	12
RDS/GROUNDS	.01	4
SECURITY	.26	8
ADMINISTRATIVE	.39	12

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

20-29 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	410,712 SQ. FT.				387,330 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					17.20	17.04	13.88	21.18
RETAIL AREA	4	25.45	24.29	14.63	34.12				
OTHER AREA									
TOTAL RENT	6	17.75	17.65	14.64	21.18				
MISCELLANEOUS	5	.43	.05	.02	.97				
TOTAL INCOME	6	18.12	18.16	15.63	21.20				
EXPENSE									
CLEANING	6	1.07	1.09	.99	1.18	1.11	1.12	1.05	1.29
REPAIR-MAINT	6	1.47	1.49	1.45	1.64	1.54	1.61	1.45	1.72
UTILITIES	6	1.70	1.78	1.28	1.95	1.79	1.88	1.41	2.04
RDS/GRNDS/SEC	6	.42	.28	.18	.75	.44	.30	.18	.79
ADMINISTRATIVE	6	.94	.70	.63	.78	1.00	.78	.66	.83
TOTAL OPER EXP	6	5.60	5.06	4.75	6.88	5.94	5.32	5.25	7.21
FIXED EXPENSES	6	2.83	2.83	1.95	3.91	3.01	3.12	1.95	3.95
TOTAL OPER+FIX	6	8.43	7.65	7.03	10.79	8.94	8.41	7.18	11.28
LEASING EXP	5	3.84	2.04	1.36	7.26				
TOTAL PAYROLL	4	.78	.56	.46	1.13				
TOTAL CONTRACT	4	2.32	2.30	2.02	2.62				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2202	5
AVG SQFT/RETAIL TENANT	2042	3
AVG SQFT/OFFICE WORKER	286	3
AVG % OFFICE OCCUPANCY	91.7	6
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	18.19	5
RENTABLE/GROSS SQFT	.87	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.11	4
PAYROLL		
CONTRACT	.80	4
SUP/MAT/MISC	.14	3
TRASH REMOVAL	.13	4
REPR/MAINT TOTAL	1.59	4
PAYROLL	.53	4
ELEVATOR	.22	4
HVAC	.33	4
ELECTRICAL	.07	3
STRUCT/ROOF		
PLUMBING	.06	4
FIRE/LIFE SFTY	.04	2
OTHER MAINT/SUP	.36	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.86	4
ELECTRICAL	1.41	4
GAS	.26	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	4
RDS/GNDS/SEC TOTAL	.36	4
RDS/GNDS TOTAL	.03	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	2
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	4
SEC PAYROLL		
SEC CONTRACTS	.34	4
SEC OTHER		
ADMIN TOTAL	1.09	4
PAYROLL	.36	2
MGMT FEES	.46	4
PROF FEES	.02	3
GEN OFC EXP	.05	3
OTHER ADM EXP	.52	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.29	4
REAL ESTATE TAX	3.18	4
BUILDING INS	.10	4
PERS PROP TAX		
OTHER TAX	.02	2
LEASING EXPENSES	1.55	3
ADV/PROMOTION	.06	2
COMMISSIONS	.56	2
PROF FEES		
TENANT ALTS	1.03	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.78	4
CLEANING		
REPAIR/MAINT	.53	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.36	2
TOTAL CONTRACTS	2.32	4
CLEANING	.80	4
REPAIR/MAINT	.66	4
RDS/GROUNDS	.04	2
SECURITY	.34	4
ADMINISTRATIVE	.48	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

20-29 YEARS 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	967,703 SQ. FT.				902,604 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					13.16	12.46	11.16	15.74
RETAIL AREA	4	12.71	13.16	11.39	18.26				
OTHER AREA	2	2.93	2.90						
TOTAL RENT	6	13.00	12.58	12.05	14.31				
MISCELLANEOUS	4	.20	.07	.05	.41				
TOTAL INCOME	6	13.14	12.61	12.13	15.06				
EXPENSE									
CLEANING	6	.78	.78	.67	.81	.82	.82	.76	.84
REPAIR-MAINT	6	1.79	1.46	1.32	1.85	1.81	1.48	1.32	1.85
UTILITIES	6	1.59	1.42	1.35	1.49	1.61	1.45	1.35	1.54
RDS/GRNDS/SEC	6	.23	.22	.10	.30	.26	.24	.10	.30
ADMINISTRATIVE	6	.61	.71	.47	.80	.66	.76	.52	.90
TOTAL OPER EXP	6	4.96	4.56	4.03	4.80	5.43	5.13	4.46	5.54
FIXED EXPENSES	6	2.57	1.94	1.86	2.42	2.82	2.21	2.04	2.72
TOTAL OPER+FIX	6	7.54	6.55	5.88	7.12	8.25	7.46	6.51	8.00
LEASING EXP	4	.85	.86	.08	1.81				
TOTAL PAYROLL	6	.81	.58	.29	1.02				
TOTAL CONTRACT	6	2.13	1.97	1.76	2.20				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8050	6
AVG SQFT/RETAIL TENANT	2429	4
AVG SQFT/OFFICE WORKER	187	3
AVG % OFFICE OCCUPANCY	91.0	6
AVG % RETAIL OCCUPANCY	87.8	4
AVG $ RATE YR-END RENT	21.61	4
RENTABLE/GROSS SQFT	.90	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.78	6
PAYROLL		
CONTRACT	.72	5
SUP/MAT/MISC	.04	3
TRASH REMOVAL	.03	4
REPR/MAINT TOTAL	1.79	6
PAYROLL	.46	6
ELEVATOR	.22	6
HVAC	.55	5
ELECTRICAL	.19	6
STRUCT/ROOF	.16	6
PLUMBING	.05	5
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.23	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.59	6
ELECTRICAL	1.25	6
GAS	.19	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.14	5
RDS/GNDS/SEC TOTAL	.28	4
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.28	4
SEC PAYROLL		
SEC CONTRACTS	.28	2
SEC OTHER	.04	2
ADMIN TOTAL	.81	6
PAYROLL		
MGMT FEES	.47	4
PROF FEES	.09	5
GEN OFC EXP	.11	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.57	6
REAL ESTATE TAX	2.46	6
BUILDING INS	.08	6
PERS PROP TAX		
OTHER TAX	.02	2
LEASING EXPENSES	.85	4
ADV/PROMOTION	.04	4
COMMISSIONS	.27	2
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.81	6
CLEANING		
REPAIR/MAINT	.46	6
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	2.13	6
CLEANING	.72	5
REPAIR/MAINT	1.10	6
RDS/GROUNDS		
SECURITY	.28	2
ADMINISTRATIVE	.36	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

30-39 YEARS ALL SIZES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,012,087 SQ. FT.				948,573 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					12.34	8.89	6.64	10.50
RETAIL AREA	4	16.96	13.04	9.32	23.90				
OTHER AREA									
TOTAL RENT	6	12.37	8.94	6.64	10.51				
MISCELLANEOUS									
TOTAL INCOME	6	12.45	8.94	6.64	10.51				
EXPENSE									
CLEANING	7	1.15	.74	.55	1.29	1.16	.74	.55	1.29
REPAIR-MAINT	7	1.16	.80	.64	.89	1.17	.80	.64	.90
UTILITIES	6	1.47	1.29	.67	1.56	1.48	1.30	.67	1.56
RDS/GRNDS/SEC	7	.38	.20	.11	.44	.40	.20	.11	.47
ADMINISTRATIVE	7	.66	.46	.28	.62	.71	.47	.32	.63
TOTAL OPER EXP	6	4.86	3.77	2.66	4.98	5.19	3.85	2.76	6.25
FIXED EXPENSES	7	2.19	.70	.41	1.57	2.34	.73	.42	1.59
TOTAL OPER+FIX	6	7.07	5.01	3.19	9.33	7.56	5.11	3.31	9.33
LEASING EXP	5	.51	.16	.16	.45				
TOTAL PAYROLL	6	1.44	.61	.39	.70				
TOTAL CONTRACT	6	1.57	.87	.68	1.23				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	29237	7
AVG SQFT/RETAIL TENANT	2696	4
AVG SQFT/OFFICE WORKER	242	5
AVG % OFFICE OCCUPANCY	98.6	7
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	11.60	6
RENTABLE/GROSS SQFT	.85	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.11	6
PAYROLL	.53	5
CONTRACT	.73	6
SUP/MAT/MISC	.12	3
TRASH REMOVAL		
REPR/MAINT TOTAL	1.28	6
PAYROLL	.68	6
ELEVATOR	.06	4
HVAC	.13	6
ELECTRICAL	.07	6
STRUCT/ROOF	.08	6
PLUMBING	.03	6
FIRE/LIFE SFTY	.03	5
OTHER MAINT/SUP	.22	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.27	5
ELECTRICAL	.96	5
GAS	.18	4
FUEL OIL		
PURCH STEAM	.52	2
PURCH CH WTR		
COAL		
WATER/SEWER	.04	2
RDS/GNDS/SEC TOTAL	.31	6
RDS/GNDS TOTAL	.16	6
RDS/GNDS PAYRL	.17	5
RDS/GNDS CONTR	.05	6
RDS/GNDS OTHER	.05	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.16	4
SEC PAYROLL		
SEC CONTRACTS	.14	4
SEC OTHER		
ADMIN TOTAL	.80	6
PAYROLL	.38	6
MGMT FEES	.41	2
PROF FEES		
GEN OFC EXP	.12	6
OTHER ADM EXP	.03	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.31	6
REAL ESTATE TAX	1.13	5
BUILDING INS	.06	6
PERS PROP TAX		
OTHER TAX	.02	2
LEASING EXPENSES	.51	5
ADV/PROMOTION	.06	5
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.44	6
CLEANING	.53	5
REPAIR/MAINT	.68	6
RDS/GROUNDS	.17	5
SECURITY		
ADMINISTRATIVE	.38	6
TOTAL CONTRACTS	1.57	6
CLEANING	.73	6
REPAIR/MAINT	.37	6
RDS/GROUNDS	.05	6
SECURITY	.14	4
ADMINISTRATIVE	.41	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

30-39 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	536,734 SQ. FT.				480,824 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					9.62	9.72		
RETAIL AREA	2	20.26	21.53						
OTHER AREA									
TOTAL RENT	2	9.71	9.78						
MISCELLANEOUS									
TOTAL INCOME	2	9.71	9.78						
EXPENSE									
CLEANING	3	1.21	1.29			1.22	1.30		
REPAIR-MAINT	3	1.41	.81			1.42	.82		
UTILITIES	3	1.58	1.56			1.58	1.56		
RDS/GRNDS/SEC	3	.48	.58			.53	.62		
ADMINISTRATIVE	3	.63	.46			.71	.48		
TOTAL OPER EXP	3	5.31	4.98			5.92	6.25		
FIXED EXPENSES	3	2.80	1.38			3.13	1.38		
TOTAL OPER+FIX	3	8.11	9.33			9.05	9.33		
LEASING EXP									
TOTAL PAYROLL	2	2.83	2.63						
TOTAL CONTRACT	2	.87	.87						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	79525	3
AVG SQFT/RETAIL TENANT	2857	2
AVG SQFT/OFFICE WORKER	237	3
AVG % OFFICE OCCUPANCY	99.2	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	10.84	2
RENTABLE/GROSS SQFT	.75	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.14	2
PAYROLL	.72	2
CONTRACT	.35	2
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.94	2
PAYROLL	1.13	2
ELEVATOR	.02	2
HVAC	.13	2
ELECTRICAL	.06	2
STRUCT/ROOF	.18	2
PLUMBING	.02	2
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.38	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.16	2
ELECTRICAL	.94	2
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.39	2
RDS/GNDS TOTAL	.37	2
RDS/GNDS PAYRL	.23	2
RDS/GNDS CONTR	.09	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.03	2
SEC PAYROLL		
SEC CONTRACTS	.03	2
SEC OTHER		
ADMIN TOTAL	.98	2
PAYROLL	.76	2
MGMT FEES		
PROF FEES		
GEN OFC EXP	.19	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.00	2
REAL ESTATE TAX	.57	2
BUILDING INS	.05	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.83	2
CLEANING	.72	2
REPAIR/MAINT	1.13	2
RDS/GROUNDS	.23	2
SECURITY		
ADMINISTRATIVE	.76	2
TOTAL CONTRACTS	.87	2
CLEANING	.35	2
REPAIR/MAINT	.40	2
RDS/GROUNDS	.09	2
SECURITY	.03	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

50 OR MORE YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,422,083 SQ. FT.				1,228,282 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					11.70	11.22	9.47	17.74
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	13.76	12.44	11.28	17.48				
MISCELLANEOUS	3	.88	.03						
TOTAL INCOME	4	14.42	12.88	11.64	17.57				
EXPENSE									
CLEANING	4	1.36	1.11	.90	1.30	1.40	1.21	.90	1.40
REPAIR-MAINT	4	1.89	1.73	1.06	2.06	1.95	1.87	1.21	2.06
UTILITIES	4	1.34	1.70	1.30	2.00	1.37	1.74	1.30	2.18
RDS/GRNDS/SEC	4	.76	.70	.39	1.07	.88	.82	.44	1.14
ADMINISTRATIVE	4	.91	.83	.55	.96	1.05	.91	.55	1.14
TOTAL OPER EXP	4	6.25	6.26	4.95	6.64	7.24	7.04	5.34	7.39
FIXED EXPENSES	4	2.11	2.48	1.81	3.60	2.45	2.46	1.95	4.01
TOTAL OPER+FIX	4	8.37	8.89	6.94	10.07	9.69	9.58	7.62	11.06
LEASING EXP	3	1.66	1.65						
TOTAL PAYROLL	4	1.03	.67	.37	1.02				
TOTAL CONTRACT	4	3.36	3.21	2.22	3.52				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9376	4
AVG SQFT/RETAIL TENANT	1373	2
AVG SQFT/OFFICE WORKER	155	2
AVG % OFFICE OCCUPANCY	79.4	4
AVG % RETAIL OCCUPANCY	54.3	2
AVG $ RATE YR-END RENT	22.51	4
RENTABLE/GROSS SQFT	.98	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.36	4
PAYROLL		
CONTRACT	1.30	4
SUP/MAT/MISC	.14	3
TRASH REMOVAL	.03	4
REPR/MAINT TOTAL	1.89	4
PAYROLL	.31	4
ELEVATOR	.26	4
HVAC	.49	4
ELECTRICAL	.29	4
STRUCT/ROOF	.14	2
PLUMBING	.10	4
FIRE/LIFE SFTY	.05	2
OTHER MAINT/SUP	.30	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.34	4
ELECTRICAL	.73	4
GAS	.25	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.21	3
RDS/GNDS/SEC TOTAL	.76	4
RDS/GNDS TOTAL	.07	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	3
RDS/GNDS OTHER	.05	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.65	4
SEC PAYROLL		
SEC CONTRACTS	.28	4
SEC OTHER		
ADMIN TOTAL	.91	4
PAYROLL	.37	3
MGMT FEES	.52	4
PROF FEES	.02	2
GEN OFC EXP	.02	2
OTHER ADM EXP	.02	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.11	4
REAL ESTATE TAX	2.04	4
BUILDING INS	.07	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.66	3
ADV/PROMOTION	.30	3
COMMISSIONS	.13	3
PROF FEES		
TENANT ALTS	1.15	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.03	4
CLEANING		
REPAIR/MAINT	.31	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.37	3
TOTAL CONTRACTS	3.36	4
CLEANING	1.30	4
REPAIR/MAINT	1.24	4
RDS/GROUNDS	.02	3
SECURITY	.28	4
ADMINISTRATIVE	.52	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Location/Size Analysis

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	126 BLDS	36,862,000 SQ. FT.				33,961,898 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	116					18.93	14.91	11.03	18.63
RETAIL AREA	73	23.88	19.14	13.05	26.36				
OTHER AREA	33	15.55	6.48	3.70	11.36				
TOTAL RENT	118	18.88	14.94	12.07	18.87				
MISCELLANEOUS	81	.44	.06	.03	.24				
TOTAL INCOME	119	19.06	15.16	12.03	18.86				
EXPENSE									
CLEANING	127	.90	.84	.66	1.06	.94	.88	.69	1.10
REPAIR-MAINT	128	1.27	1.16	.90	1.59	1.31	1.18	.93	1.59
UTILITIES	125	1.41	1.42	1.14	1.73	1.44	1.43	1.14	1.79
RDS/GRNDS/SEC	126	.33	.27	.17	.40	.36	.26	.17	.45
ADMINISTRATIVE	127	.82	.73	.46	1.02	.89	.78	.47	1.07
TOTAL OPER EXP	124	4.71	4.51	3.91	5.40	5.12	4.89	4.12	5.70
FIXED EXPENSES	126	3.40	2.47	1.96	3.91	3.70	2.67	2.04	4.05
TOTAL OPER+FIX	123	7.96	7.03	6.19	8.89	8.66	7.56	6.60	9.71
LEASING EXP	86	1.20	.86	.19	1.79				
TOTAL PAYROLL	123	.74	.65	.37	.86				
TOTAL CONTRACT	125	1.91	1.88	1.40	2.34				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11943	127
AVG SQFT/RETAIL TENANT	2233	82
AVG SQFT/OFFICE WORKER	206	83
AVG % OFFICE OCCUPANCY	91.9	126
AVG % RETAIL OCCUPANCY	90.7	83
AVG $ RATE YR-END RENT	21.02	105
RENTABLE/GROSS SQFT	.89	83

DETAIL*		BLDS
CLEANING TOTAL	.89	124
PAYROLL	.24	46
CONTRACT	.73	119
SUP/MAT/MISC	.08	99
TRASH REMOVAL	.05	99
REPR/MAINT TOTAL	1.27	126
PAYROLL	.38	108
ELEVATOR	.21	123
HVAC	.27	119
ELECTRICAL	.10	117
STRUCT/ROOF	.09	66
PLUMBING	.03	104
FIRE/LIFE SFTY	.03	73
OTHER MAINT/SUP	.28	124

DETAIL*		BLDS
UTILITIES TOTAL	1.41	122
ELECTRICAL	1.14	122
GAS	.18	93
FUEL OIL	.11	16
PURCH STEAM	.31	13
PURCH CH WTR	.03	3
COAL		
WATER/SEWER	.06	107
RDS/GNDS/SEC TOTAL	.34	114
RDS/GNDS TOTAL	.06	79
RDS/GNDS PAYRL	.02	15
RDS/GNDS CONTR	.05	60
RDS/GNDS OTHER	.04	27

DETAIL*		BLDS
SECURITY TOTAL	.31	106
SEC PAYROLL	.23	41
SEC CONTRACTS	.21	61
SEC OTHER	.06	35
ADMIN TOTAL	.82	123
PAYROLL	.26	69
MGMT FEES	.62	90
PROF FEES	.06	82
GEN OFC EXP	.15	92
OTHER ADM EXP	.12	66

DETAIL*		BLDS
FIXED EXP TOTAL	3.67	124
REAL ESTATE TAX	3.30	123
BUILDING INS	.11	122
PERS PROP TAX	.05	7
OTHER TAX	.07	22
LEASING EXPENSES	1.16	83
ADV/PROMOTION	.07	59
COMMISSIONS	.25	50
PROF FEES	.10	27
TENANT ALTS	.99	56
BUY-OUTS	.86	8
OTHER LEASING	.32	22

DETAIL*		BLDS
TOTAL PAYROLL	.74	123
CLEANING	.24	46
REPAIR/MAINT	.38	108
RDS/GROUNDS	.02	15
SECURITY	.23	41
ADMINISTRATIVE	.26	69
TOTAL CONTRACTS	1.91	125
CLEANING	.73	119
REPAIR/MAINT	.64	125
RDS/GROUNDS	.05	60
SECURITY	.21	61
ADMINISTRATIVE	.50	100

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	126,184 SQ. FT.				122,994 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					8.65	6.64	5.20	10.57
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	9.06	6.64	5.64	11.15				
MISCELLANEOUS									
TOTAL INCOME	5	9.06	6.64	5.64	11.15				
EXPENSE									
CLEANING	5	.92	.74	.47	1.20	.96	.74	.47	1.32
REPAIR-MAINT	5	1.37	1.11	.46	1.78	1.37	1.11	.46	1.78
UTILITIES	4	1.28	.86	.74	1.47	1.28	.86	.74	1.47
RDS/GRNDS/SEC	5	.55	.20	.06	.78	.56	.20	.06	.80
ADMINISTRATIVE	5	.46	.36	.27	.63	.47	.36	.27	.70
TOTAL OPER EXP	4	4.84	3.91	2.99	5.56	5.02	4.29	2.99	5.94
FIXED EXPENSES	5	1.76	1.68	.15	2.31	1.82	1.66	.15	2.46
TOTAL OPER+FIX	4	6.80	5.60	3.97	7.87	7.05	6.13	3.97	8.40
LEASING EXP	3	1.64	.16						
TOTAL PAYROLL	4	.46	.28	.10	.61				
TOTAL CONTRACT	5	2.35	1.91	.93	2.96				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4815	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	330	4
AVG % OFFICE OCCUPANCY	89.3	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.16	4
RENTABLE/GROSS SQFT	.89	2

DETAIL*		BLDS
CLEANING TOTAL	.91	5
PAYROLL	.02	3
CONTRACT	.78	5
SUP/MAT/MISC	.10	2
TRASH REMOVAL	.10	3
REPR/MAINT TOTAL	1.37	5
PAYROLL	.40	4
ELEVATOR	.20	3
HVAC	.35	5
ELECTRICAL	.04	5
STRUCT/ROOF	.17	3
PLUMBING	.09	5
FIRE/LIFE SFTY	.07	4
OTHER MAINT/SUP	.31	5

DETAIL*		BLDS
UTILITIES TOTAL	1.28	4
ELECTRICAL	.92	4
GAS	.21	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	3
RDS/GNDS/SEC TOTAL	.55	5
RDS/GNDS TOTAL	.13	4
RDS/GNDS PAYRL	.02	2
RDS/GNDS CONTR	.13	4
RDS/GNDS OTHER	.00	2

DETAIL*		BLDS
SECURITY TOTAL	.90	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.46	5
PAYROLL	.07	3
MGMT FEES	.36	3
PROF FEES	.13	2
GEN OFC EXP	.13	4
OTHER ADM EXP		

DETAIL*		BLDS
FIXED EXP TOTAL	1.76	5
REAL ESTATE TAX	1.86	4
BUILDING INS	.07	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.64	3
ADV/PROMOTION	.16	2
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*		BLDS
TOTAL PAYROLL	.46	4
CLEANING	.02	3
REPAIR/MAINT	.40	4
RDS/GROUNDS	.02	2
SECURITY		
ADMINISTRATIVE	.07	3
TOTAL CONTRACTS	2.35	5
CLEANING	.78	5
REPAIR/MAINT	.70	5
RDS/GROUNDS	.13	4
SECURITY		
ADMINISTRATIVE	.43	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Location/Size Analysis

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	15 BLDS	1,095,110 SQ. FT.				1,080,584 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	15					13.91	13.88	9.02	16.90
RETAIL AREA	7	24.33	23.54	14.63	34.12				
OTHER AREA									
TOTAL RENT	15	14.33	14.64	9.00	16.90				
MISCELLANEOUS	10	.21	.02	.01	.05				
TOTAL INCOME	15	14.48	14.71	9.02	17.04				
EXPENSE									
CLEANING	15	.96	.99	.68	1.18	.99	1.01	.68	1.20
REPAIR-MAINT	15	1.27	1.24	.91	1.57	1.30	1.25	.92	1.68
UTILITIES	15	1.67	1.63	1.22	2.00	1.72	1.73	1.32	2.04
RDS/GRNDS/SEC	15	.32	.21	.19	.30	.33	.21	.19	.32
ADMINISTRATIVE	15	1.03	.74	.65	1.15	1.06	.82	.74	1.15
TOTAL OPER EXP	15	5.22	5.02	3.87	6.01	5.39	5.25	3.99	6.01
FIXED EXPENSES	15	2.60	2.04	1.89	3.56	2.69	2.04	1.96	3.80
TOTAL OPER+FIX	15	7.82	7.07	6.15	9.24	8.08	7.18	6.53	9.79
LEASING EXP	12	2.32	1.70	.92	2.69				
TOTAL PAYROLL	12	.90	.58	.43	1.50				
TOTAL CONTRACT	13	1.83	1.86	1.31	2.50				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3061	14
AVG SQFT/RETAIL TENANT	1965	5
AVG SQFT/OFFICE WORKER	252	6
AVG % OFFICE OCCUPANCY	88.3	15
AVG % RETAIL OCCUPANCY	96.4	6
AVG $ RATE YR-END RENT	15.22	14
RENTABLE/GROSS SQFT	.87	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.96	13
PAYROLL	.48	5
CONTRACT	.66	12
SUP/MAT/MISC	.13	11
TRASH REMOVAL	.08	11
REPR/MAINT TOTAL	1.27	13
PAYROLL	.38	11
ELEVATOR	.15	13
HVAC	.30	12
ELECTRICAL	.05	11
STRUCT/ROOF	.02	3
PLUMBING	.06	12
FIRE/LIFE SFTY	.03	4
OTHER MAINT/SUP	.46	12

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.71	13
ELECTRICAL	1.25	13
GAS	.32	12
FUEL OIL	.21	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	11
RDS/GNDS/SEC TOTAL	.30	11
RDS/GNDS TOTAL	.09	10
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	9
RDS/GNDS OTHER	.00	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.21	11
SEC PAYROLL		
SEC CONTRACTS	.21	11
SEC OTHER		
ADMIN TOTAL	1.06	13
PAYROLL	.46	9
MGMT FEES	.51	10
PROF FEES	.10	9
GEN OFC EXP	.14	11
OTHER ADM EXP	.25	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.69	13
REAL ESTATE TAX	2.60	13
BUILDING INS	.09	13
PERS PROP TAX		
OTHER TAX	.02	4
LEASING EXPENSES	1.43	10
ADV/PROMOTION	.06	8
COMMISSIONS	.61	7
PROF FEES	.42	3
TENANT ALTS	1.06	8
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.90	12
CLEANING	.48	5
REPAIR/MAINT	.38	11
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.46	9
TOTAL CONTRACTS	1.83	13
CLEANING	.66	12
REPAIR/MAINT	.52	13
RDS/GROUNDS	.10	9
SECURITY	.21	11
ADMINISTRATIVE	.54	11

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	46 BLDS	8,588,610 SQ. FT.				8,033,686 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	44					15.87	14.44	12.16	17.86
RETAIL AREA	27	16.93	13.86	9.75	20.07				
OTHER AREA	15	9.59	6.66	3.58	9.07				
TOTAL RENT	45	15.72	14.32	12.12	17.44				
MISCELLANEOUS	28	.45	.06	.04	.16				
TOTAL INCOME	45	16.04	14.77	12.16	17.44				
EXPENSE									
CLEANING	45	.85	.77	.64	1.03	.89	.80	.66	1.06
REPAIR-MAINT	46	1.37	1.25	.89	1.66	1.42	1.33	.93	1.69
UTILITIES	45	1.51	1.44	1.21	1.73	1.53	1.49	1.21	1.78
RDS/GRNDS/SEC	46	.27	.23	.10	.37	.29	.25	.10	.41
ADMINISTRATIVE	46	.78	.66	.45	.86	.84	.72	.45	.97
TOTAL OPER EXP	45	4.80	4.51	4.06	5.45	5.14	4.97	4.25	5.73
FIXED EXPENSES	46	2.89	2.31	1.86	3.66	3.09	2.39	2.00	3.75
TOTAL OPER+FIX	45	7.73	6.82	6.13	9.10	8.27	7.56	6.51	9.46
LEASING EXP	34	.79	.52	.16	1.26				
TOTAL PAYROLL	45	.59	.52	.29	.81				
TOTAL CONTRACT	45	1.95	1.87	1.51	2.26				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6348	46
AVG SQFT/RETAIL TENANT	2270	28
AVG SQFT/OFFICE WORKER	204	28
AVG % OFFICE OCCUPANCY	93.1	46
AVG % RETAIL OCCUPANCY	91.7	28
AVG $ RATE YR-END RENT	18.92	38
RENTABLE/GROSS SQFT	.90	34

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.84	44
PAYROLL	.17	15
CONTRACT	.68	43
SUP/MAT/MISC	.09	37
TRASH REMOVAL	.05	32
REPR/MAINT TOTAL	1.38	45
PAYROLL	.34	42
ELEVATOR	.20	45
HVAC	.41	43
ELECTRICAL	.10	45
STRUCT/ROOF	.11	29
PLUMBING	.03	34
FIRE/LIFE SFTY	.03	30
OTHER MAINT/SUP	.27	45

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.49	44
ELECTRICAL	1.22	44
GAS	.21	30
FUEL OIL	.14	5
PURCH STEAM	.31	6
PURCH CH WTR	.04	2
COAL		
WATER/SEWER	.06	40
RDS/GNDS/SEC TOTAL	.28	39
RDS/GNDS TOTAL	.05	27
RDS/GNDS PAYRL	.04	7
RDS/GNDS CONTR	.03	16
RDS/GNDS OTHER	.01	5

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.24	38
SEC PAYROLL	.25	10
SEC CONTRACTS	.21	27
SEC OTHER	.03	10
ADMIN TOTAL	.80	44
PAYROLL	.35	22
MGMT FEES	.57	28
PROF FEES	.04	29
GEN OFC EXP	.15	29
OTHER ADM EXP	.15	20

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.83	45
REAL ESTATE TAX	2.72	45
BUILDING INS	.08	45
PERS PROP TAX	.24	2
OTHER TAX	.00	9
LEASING EXPENSES	.81	33
ADV/PROMOTION	.05	23
COMMISSIONS	.25	17
PROF FEES	.15	9
TENANT ALTS	.83	21
BUY-OUTS		
OTHER LEASING	.19	7

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.59	46
CLEANING	.17	15
REPAIR/MAINT	.34	42
RDS/GROUNDS	.04	7
SECURITY	.25	10
ADMINISTRATIVE	.35	22
TOTAL CONTRACTS	1.95	46
CLEANING	.68	43
REPAIR/MAINT	.78	45
RDS/GROUNDS	.03	16
SECURITY	.21	27
ADMINISTRATIVE	.49	34

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Location/Size Analysis

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	27 BLDS	11,004,289 SQ. FT.				10,205,877 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	24					19.75	16.82	14.64	23.20
RETAIL AREA	18	23.87	18.47	15.46	31.17				
OTHER AREA	9	12.13	6.49	4.22	16.42				
TOTAL RENT	24	20.47	17.34	14.91	23.28				
MISCELLANEOUS	18	.45	.15	.03	.48				
TOTAL INCOME	25	20.30	17.44	14.95	23.52				
EXPENSE									
CLEANING	27	.86	.83	.70	1.06	.91	.88	.75	1.12
REPAIR-MAINT	27	1.19	1.06	.96	1.32	1.23	1.10	1.00	1.34
UTILITIES	27	1.50	1.41	1.15	1.75	1.53	1.43	1.16	1.81
RDS/GRNDS/SEC	27	.34	.36	.27	.43	.36	.38	.27	.46
ADMINISTRATIVE	27	.95	.79	.46	1.17	1.03	.89	.48	1.26
TOTAL OPER EXP	27	4.84	4.55	4.05	5.36	5.22	4.81	4.32	5.57
FIXED EXPENSES	27	3.52	2.95	2.38	4.13	3.79	3.13	2.75	4.47
TOTAL OPER+FIX	27	8.36	7.50	6.56	9.40	9.02	8.43	6.71	10.25
LEASING EXP	19	1.51	1.01	.58	1.81				
TOTAL PAYROLL	27	.69	.70	.56	.85				
TOTAL CONTRACT	27	1.95	2.02	1.40	2.50				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13846	27
AVG SQFT/RETAIL TENANT	2139	19
AVG SQFT/OFFICE WORKER	209	21
AVG % OFFICE OCCUPANCY	90.9	27
AVG % RETAIL OCCUPANCY	89.1	19
AVG $ RATE YR-END RENT	20.72	22
RENTABLE/GROSS SQFT	.92	18

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.86	27
PAYROLL	.30	7
CONTRACT	.69	27
SUP/MAT/MISC	.06	21
TRASH REMOVAL	.05	24
REPR/MAINT TOTAL	1.19	27
PAYROLL	.34	23
ELEVATOR	.23	27
HVAC	.23	27
ELECTRICAL	.06	24
STRUCT/ROOF	.06	13
PLUMBING	.03	23
FIRE/LIFE SFTY	.04	17
OTHER MAINT/SUP	.31	27

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.50	27
ELECTRICAL	1.22	27
GAS	.21	20
FUEL OIL	.20	5
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	23
RDS/GNDS/SEC TOTAL	.35	26
RDS/GNDS TOTAL	.06	21
RDS/GNDS PAYRL	.03	2
RDS/GNDS CONTR	.06	19
RDS/GNDS OTHER	.04	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.31	25
SEC PAYROLL	.20	12
SEC CONTRACTS	.29	18
SEC OTHER	.04	6
ADMIN TOTAL	.95	27
PAYROLL	.26	23
MGMT FEES	.69	17
PROF FEES	.05	21
GEN OFC EXP	.12	22
OTHER ADM EXP	.16	19

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.52	27
REAL ESTATE TAX	3.38	27
BUILDING INS	.13	27
PERS PROP TAX		
OTHER TAX	.06	6
LEASING EXPENSES	1.46	19
ADV/PROMOTION	.03	15
COMMISSIONS	.25	16
PROF FEES	.11	8
TENANT ALTS	.83	14
BUY-OUTS	1.67	4
OTHER LEASING	.74	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.69	27
CLEANING	.30	7
REPAIR/MAINT	.34	23
RDS/GROUNDS	.03	2
SECURITY	.20	12
ADMINISTRATIVE	.26	23
TOTAL CONTRACTS	1.95	27
CLEANING	.69	27
REPAIR/MAINT	.56	27
RDS/GROUNDS	.06	19
SECURITY	.29	18
ADMINISTRATIVE	.53	24

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	13 BLDS	10,670,369 SQ. FT.				9,439,306 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					20.19	17.03	13.92	27.80
RETAIL AREA	8	30.06	26.65	20.72	32.88				
OTHER AREA	6	17.11	4.39	2.23	12.72				
TOTAL RENT	9	18.59	15.56	12.42	27.43				
MISCELLANEOUS	8	.35	.06	.03	.48				
TOTAL INCOME	9	18.90	15.64	12.89	28.34				
EXPENSE									
CLEANING	13	.90	.90	.66	1.11	.95	.95	.72	1.15
REPAIR-MAINT	13	1.21	1.16	.92	1.49	1.25	1.18	.95	1.58
UTILITIES	13	1.15	1.10	.99	1.45	1.17	1.10	.99	1.45
RDS/GRNDS/SEC	13	.34	.27	.13	.44	.39	.32	.14	.49
ADMINISTRATIVE	12	.60	.51	.32	.86	.67	.55	.38	.93
TOTAL OPER EXP	12	4.10	4.01	3.25	4.96	4.62	4.46	3.50	5.51
FIXED EXPENSES	11	3.36	2.50	2.17	4.05	3.81	2.86	2.41	4.98
TOTAL OPER+FIX	11	6.78	6.91	5.71	8.10	7.70	7.47	5.91	9.44
LEASING EXP	6	.77	.39	.24	1.24				
TOTAL PAYROLL	13	.83	.86	.54	1.14				
TOTAL CONTRACT	13	1.68	1.46	1.02	2.05				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	29847	13
AVG SQFT/RETAIL TENANT	2551	12
AVG SQFT/OFFICE WORKER	169	8
AVG % OFFICE OCCUPANCY	92.6	13
AVG % RETAIL OCCUPANCY	89.2	12
AVG $ RATE YR-END RENT	25.06	9
RENTABLE/GROSS SQFT	.87	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.90	13
PAYROLL	.38	4
CONTRACT	.73	12
SUP/MAT/MISC	.09	10
TRASH REMOVAL	.04	11
REPR/MAINT TOTAL	1.21	13
PAYROLL	.35	11
ELEVATOR	.20	13
HVAC	.26	12
ELECTRICAL	.16	12
STRUCT/ROOF	.07	7
PLUMBING	.04	11
FIRE/LIFE SFTY	.03	8
OTHER MAINT/SUP	.24	13

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.15	13
ELECTRICAL	.32	13
GAS	.13	10
FUEL OIL	.00	3
PURCH STEAM	.30	3
PURCH CH WTR		
COAL		
WATER/SEWER	.09	9
RDS/GNDS/SEC TOTAL	.34	13
RDS/GNDS TOTAL	.07	6
RDS/GNDS PAYRL	.01	3
RDS/GNDS CONTR	.04	6
RDS/GNDS OTHER	.05	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.31	12
SEC PAYROLL	.28	8
SEC CONTRACTS	.12	7
SEC OTHER	.06	8
ADMIN TOTAL	.60	12
PAYROLL	.23	12
MGMT FEES	.54	6
PROF FEES	.06	7
GEN OFC EXP	.25	9
OTHER ADM EXP	.04	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.36	12
REAL ESTATE TAX	3.36	12
BUILDING INS	.11	10
PERS PROP TAX		
OTHER TAX	.05	3
LEASING EXPENSES	.77	6
ADV/PROMOTION	.15	3
COMMISSIONS	.13	3
PROF FEES		
TENANT ALTS	1.24	2
BUY-OUTS	.22	2
OTHER LEASING	.15	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.83	13
CLEANING	.38	4
REPAIR/MAINT	.35	11
RDS/GROUNDS	.01	3
SECURITY	.26	8
ADMINISTRATIVE	.23	12
TOTAL CONTRACTS	1.68	13
CLEANING	.73	12
REPAIR/MAINT	.65	13
RDS/GROUNDS	.04	6
SECURITY	.12	7
ADMINISTRATIVE	.37	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Location/Size Analysis

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	34 BLDS	5,094,492 SQ. FT.				4,766,937 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	29					15.72	12.93	9.86	17.31
RETAIL AREA	18	8.14	12.19	4.60	20.73				
OTHER AREA	5	4.20	5.62	2.60	7.50				
TOTAL RENT	29	14.21	12.19	10.27	16.91				
MISCELLANEOUS	24	.26	.02	.00	.11				
TOTAL INCOME	29	14.40	12.43	10.28	16.92				
EXPENSE									
CLEANING	33	1.04	.89	.75	1.08	1.06	.89	.76	1.09
REPAIR-MAINT	34	1.30	1.14	.88	1.73	1.34	1.18	.88	1.89
UTILITIES	34	1.48	1.51	1.32	1.76	1.50	1.53	1.32	1.78
RDS/GRNDS/SEC	34	.37	.34	.13	.41	.39	.36	.14	.43
ADMINISTRATIVE	34	.68	.77	.49	1.04	.73	.83	.51	1.05
TOTAL OPER EXP	33	4.86	5.07	4.80	5.54	5.19	5.34	4.97	6.00
FIXED EXPENSES	33	2.48	1.81	1.49	3.03	2.66	1.93	1.61	3.05
TOTAL OPER+FIX	32	7.25	6.87	6.41	8.48	7.78	7.38	6.84	8.95
LEASING EXP	22	3.19	1.23	.37	3.09				
TOTAL PAYROLL	29	1.16	.96	.61	1.15				
TOTAL CONTRACT	34	1.62	1.84	1.38	2.09				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12035	34
AVG SQFT/RETAIL TENANT	3450	18
AVG SQFT/OFFICE WORKER	228	23
AVG % OFFICE OCCUPANCY	92.7	34
AVG % RETAIL OCCUPANCY	87.0	19
AVG $ RATE YR-END RENT	18.36	31
RENTABLE/GROSS SQFT	.90	14

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.04	33
PAYROLL	.72	10
CONTRACT	.63	31
SUP/MAT/MISC	.08	29
TRASH REMOVAL	.06	27
REPR/MAINT TOTAL	1.30	34
PAYROLL	.50	27
ELEVATOR	.10	33
HVAC	.25	34
ELECTRICAL	.10	34
STRUCT/ROOF	.09	21
PLUMBING	.01	30
FIRE/LIFE SFTY	.03	22
OTHER MAINT/SUP	.43	32

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.48	34
ELECTRICAL	1.20	34
GAS	.12	21
FUEL OIL	.01	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	26
RDS/GNDS/SEC TOTAL	.37	34
RDS/GNDS TOTAL	.15	34
RDS/GNDS PAYRL	.12	4
RDS/GNDS CONTR	.10	34
RDS/GNDS OTHER	.04	13

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.28	28
SEC PAYROLL	.08	6
SEC CONTRACTS	.27	28
SEC OTHER	.02	4
ADMIN TOTAL	.77	33
PAYROLL	.48	25
MGMT FEES	.31	16
PROF FEES	.03	23
GEN OFC EXP	.05	30
OTHER ADM EXP	.12	27

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.48	33
REAL ESTATE TAX	2.35	33
BUILDING INS	.08	33
PERS PROP TAX	.11	3
OTHER TAX	.05	19
LEASING EXPENSES	3.19	22
ADV/PROMOTION	.04	20
COMMISSIONS	.31	14
PROF FEES	.05	11
TENANT ALTS	3.64	18
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.16	29
CLEANING	.72	10
REPAIR/MAINT	.50	27
RDS/GROUNDS	.12	4
SECURITY	.06	6
ADMINISTRATIVE	.48	25
TOTAL CONTRACTS	1.62	34
CLEANING	.63	31
REPAIR/MAINT	.52	34
RDS/GROUNDS	.10	34
SECURITY	.27	28
ADMINISTRATIVE	.21	30

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	195,821 SQ. FT.				171,557 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	7					11.93	11.29	7.33	15.52
RETAIL AREA	2	5.40	5.73						
OTHER AREA									
TOTAL RENT	7	11.29	12.13	8.69	14.90				
MISCELLANEOUS	5	.04	.01	.00	.06				
TOTAL INCOME	7	11.33	12.24	8.70	14.90				
EXPENSE									
CLEANING	6	.88	.67	.55	1.29	.93	.73	.62	1.29
REPAIR-MAINT	7	1.28	1.18	.63	1.56	1.34	1.18	.63	1.81
UTILITIES	7	1.62	1.53	1.46	1.75	1.68	1.64	1.52	1.82
RDS/GRNDS/SEC	7	.15	.10	.06	.16	.17	.11	.07	.17
ADMINISTRATIVE	7	1.03	.86	.75	1.16	1.18	.93	.79	1.29
TOTAL OPER EXP	6	5.03	4.90	4.86	5.14	5.77	5.68	4.87	6.28
FIXED EXPENSES	7	1.91	1.93	1.66	2.18	2.17	1.95	1.90	2.49
TOTAL OPER+FIX	6	6.95	7.18	6.41	7.59	7.96	8.08	7.45	8.69
LEASING EXP	4	2.01	1.62	.92	2.66				
TOTAL PAYROLL	3	1.18	1.06						
TOTAL CONTRACT	7	1.78	1.81	1.58	1.90				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2843	7
AVG SQFT/RETAIL TENANT	2020	2
AVG SQFT/OFFICE WORKER	280	4
AVG % OFFICE OCCUPANCY	77.9	7
AVG % RETAIL OCCUPANCY	89.6	2
AVG $ RATE YR-END RENT	12.01	6
RENTABLE/GROSS SQFT	.83	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.88	6
PAYROLL	.86	2
CONTRACT	.57	5
SUP/MAT/MISC	.07	5
TRASH REMOVAL	.09	6
REPR/MAINT TOTAL	1.28	7
PAYROLL	.42	3
ELEVATOR	.11	6
HVAC	.28	7
ELECTRICAL	.10	7
STRUCT/ROOF	.10	5
PLUMBING	.05	5
FIRE/LIFE SFTY	.07	4
OTHER MAINT/SUP	.39	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.62	7
ELECTRICAL	1.33	7
GAS	.29	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	6
RDS/GNDS/SEC TOTAL	.15	7
RDS/GNDS TOTAL	.13	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	7
RDS/GNDS OTHER	.06	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.04	3
SEC PAYROLL		
SEC CONTRACTS	.04	3
SEC OTHER		
ADMIN TOTAL	1.03	7
PAYROLL	.47	2
MGMT FEES	.59	6
PROF FEES	.26	4
GEN OFC EXP	.06	7
OTHER ADM EXP	.23	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.91	7
REAL ESTATE TAX	1.73	7
BUILDING INS	.09	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	2.01	4
ADV/PROMOTION	.06	4
COMMISSIONS	.74	2
PROF FEES		
TENANT ALTS	1.57	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.18	3
CLEANING	.86	2
REPAIR/MAINT	.42	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.47	2
TOTAL CONTRACTS	1.78	7
CLEANING	.57	5
REPAIR/MAINT	.60	7
RDS/GROUNDS	.11	7
SECURITY	.04	3
ADMINISTRATIVE	.64	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Location/Size Analysis

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	287,712 SQ. FT.				285,966 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					10.26	9.85		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	10.66	10.16						
MISCELLANEOUS									
TOTAL INCOME	2	10.74	10.22						
EXPENSE									
CLEANING	4	1.03	1.02	.90	1.20	1.03	1.02	.90	1.20
REPAIR-MAINT	4	1.43	1.06	.88	1.81	1.43	1.06	.88	1.81
UTILITIES	4	1.71	1.79	1.21	2.06	1.71	1.79	1.21	2.06
RDS/GRNDS/SEC	4	.29	.31	.21	.39	.29	.31	.21	.39
ADMINISTRATIVE	4	.65	.68	.24	1.04	.65	.68	.24	1.05
TOTAL OPER EXP	4	5.11	5.21	4.46	5.50	5.14	5.24	4.46	5.56
FIXED EXPENSES	4	1.28	1.33	.79	1.66	1.28	1.34	.79	1.67
TOTAL OPER+FIX	4	6.39	6.81	5.53	6.87	6.43	6.85	5.57	6.91
LEASING EXP									
TOTAL PAYROLL	4	.53	.48	.38	.76				
TOTAL CONTRACT	4	1.47	1.69	1.12	1.76				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4048	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	93.4	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.69	4
RENTABLE/GROSS SQFT	.93	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.03	4
PAYROLL		
CONTRACT	.90	3
SUP/MAT/MISC	.31	3
TRASH REMOVAL	.07	2
REPR/MAINT TOTAL	1.43	4
PAYROLL	.29	4
ELEVATOR	.12	4
HVAC	.34	4
ELECTRICAL	.07	4
STRUCT/ROOF		
PLUMBING	.03	4
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.56	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.71	4
ELECTRICAL	1.70	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.29	4
RDS/GNDS TOTAL	.26	4
RDS/GNDS PAYRL	.10	2
RDS/GNDS CONTR	.15	4
RDS/GNDS OTHER	.06	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.03	4
SEC PAYROLL		
SEC CONTRACTS	.03	4
SEC OTHER		
ADMIN TOTAL	.65	4
PAYROLL	.15	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.06	2
OTHER ADM EXP	.90	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.28	4
REAL ESTATE TAX	1.20	4
BUILDING INS	.07	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.53	4
CLEANING		
REPAIR/MAINT	.29	4
RDS/GROUNDS	.10	2
SECURITY		
ADMINISTRATIVE	.15	3
TOTAL CONTRACTS	1.47	4
CLEANING	.90	3
REPAIR/MAINT	.56	4
RDS/GROUNDS	.15	4
SECURITY	.03	4
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	9 BLDS	1,923,740 SQ. FT.				1,828,214 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					17.76	17.50	12.10	22.89
RETAIL AREA	5	11.20	19.49	5.76	28.30				
OTHER AREA	2	.88	2.60						
TOTAL RENT	7	16.36	16.67	12.36	19.06				
MISCELLANEOUS	6	.31	.03	.00	.06				
TOTAL INCOME	7	16.63	16.69	12.38	19.06				
EXPENSE									
CLEANING	9	.91	.89	.78	1.06	.95	.89	.80	1.09
REPAIR-MAINT	9	1.56	1.21	1.00	2.52	1.62	1.21	1.02	2.52
UTILITIES	9	1.79	1.56	1.30	2.15	1.82	1.56	1.30	2.15
RDS/GRNDS/SEC	9	.50	.60	.36	.66	.53	.62	.36	.71
ADMINISTRATIVE	9	.86	.74	.49	1.33	.91	.80	.51	1.38
TOTAL OPER EXP	9	5.62	5.44	5.02	7.11	5.92	5.46	5.28	7.21
FIXED EXPENSES	8	2.92	3.04	1.67	3.89	3.10	3.29	1.91	3.93
TOTAL OPER+FIX	8	8.42	9.23	7.66	9.63	8.93	9.28	8.20	10.00
LEASING EXP	6	.92	.64	.26	1.02				
TOTAL PAYROLL	8	1.40	1.02	.80	1.71				
TOTAL CONTRACT	9	2.00	2.16	1.32	2.46				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13473	9
AVG SQFT/RETAIL TENANT	4570	5
AVG SQFT/OFFICE WORKER	243	7
AVG % OFFICE OCCUPANCY	94.3	9
AVG % RETAIL OCCUPANCY	100.0	5
AVG $ RATE YR-END RENT	17.78	8
RENTABLE/GROSS SQFT	.84	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.91	9
PAYROLL	.52	2
CONTRACT	.69	9
SUP/MAT/MISC	.07	8
TRASH REMOVAL	.06	7
REPR/MAINT TOTAL	1.56	9
PAYROLL	.82	7
ELEVATOR	.10	9
HVAC	.35	9
ELECTRICAL	.13	9
STRUCT/ROOF	.11	6
PLUMBING	.01	9
FIRE/LIFE SFTY	.02	7
OTHER MAINT/SUP	.29	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.79	9
ELECTRICAL	1.65	9
GAS	.09	6
FUEL OIL	.02	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	6
RDS/GNDS/SEC TOTAL	.50	9
RDS/GNDS TOTAL	.24	9
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.17	9
RDS/GNDS OTHER	.08	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.31	8
SEC PAYROLL	.05	2
SEC CONTRACTS	.29	8
SEC OTHER	.02	3
ADMIN TOTAL	.86	9
PAYROLL	.61	7
MGMT FEES	.42	5
PROF FEES	.02	6
GEN OFC EXP	.07	8
OTHER ADM EXP	.10	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.92	8
REAL ESTATE TAX	2.70	8
BUILDING INS	.09	8
PERS PROP TAX		
OTHER TAX	.10	5
LEASING EXPENSES	.92	6
ADV/PROMOTION	.06	4
COMMISSIONS	.22	4
PROF FEES	.04	2
TENANT ALTS	.96	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.40	8
CLEANING	.52	2
REPAIR/MAINT	.82	7
RDS/GROUNDS		
SECURITY	.05	2
ADMINISTRATIVE	.61	7
TOTAL CONTRACTS	2.00	9
CLEANING	.69	9
REPAIR/MAINT	.66	9
RDS/GROUNDS	.17	9
SECURITY	.29	8
ADMINISTRATIVE	.24	9

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Occupancy/Location Analyses

DOWNTOWN 51%-75%

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	1,850,992 SQ. FT.				1,797,688 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					13.73	8.17	6.11	10.82
RETAIL AREA	4	18.51	27.10	15.84	41.22				
OTHER AREA									
TOTAL RENT	9	15.35	9.10	6.29	11.33				
MISCELLANEOUS	7	.33	.04	.01	.42				
TOTAL INCOME	10	14.00	9.13	6.37	11.33				
EXPENSE									
CLEANING	10	.83	.73	.61	.89	.84	.74	.61	.90
REPAIR-MAINT	10	.98	1.08	.87	1.21	.99	1.08	.87	1.23
UTILITIES	10	1.32	1.43	.82	1.52	1.33	1.43	.83	1.55
RDS/GRNDS/SEC	10	.30	.24	.20	.35	.31	.25	.20	.36
ADMINISTRATIVE	10	.99	.77	.42	1.05	1.02	.78	.45	1.10
TOTAL OPER EXP	10	4.42	4.02	3.76	4.26	4.55	4.11	3.79	4.59
FIXED EXPENSES	10	3.28	2.54	1.95	3.43	3.38	2.64	2.04	3.46
TOTAL OPER+FIX	10	7.70	6.78	5.87	6.85	7.93	6.80	6.24	7.16
LEASING EXP	5	3.67	1.85	.86	4.67				
TOTAL PAYROLL	10	.58	.45	.25	.67				
TOTAL CONTRACT	10	1.98	1.70	1.49	2.15				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7310	10
AVG SQFT/RETAIL TENANT	1873	6
AVG SQFT/OFFICE WORKER	261	7
AVG % OFFICE OCCUPANCY	63.0	10
AVG % RETAIL OCCUPANCY	96.5	6
AVG $ RATE YR-END RENT	21.20	10
RENTABLE/GROSS SQFT	.96	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.83	10
PAYROLL	.46	3
CONTRACT	.63	10
SUP/MAT/MISC	.06	5
TRASH REMOVAL	.05	5
REPR/MAINT TOTAL	.98	10
PAYROLL	.16	6
ELEVATOR	.22	10
HVAC	.21	10
ELECTRICAL	.08	10
STRUCT/ROOF	.01	4
PLUMBING	.03	10
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.33	10

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.32	10
ELECTRICAL	.85	10
GAS	.26	8
FUEL OIL	.53	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	10
RDS/GNDS/SEC TOTAL	.31	9
RDS/GNDS TOTAL	.03	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.29	9
SEC PAYROLL	.01	2
SEC CONTRACTS	.28	9
SEC OTHER	.01	4
ADMIN TOTAL	.99	10
PAYROLL	.47	8
MGMT FEES	.61	9
PROF FEES	.03	5
GEN OFC EXP	.06	5
OTHER ADM EXP	.13	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.28	10
REAL ESTATE TAX	3.17	10
BUILDING INS	.10	10
PERS PROP TAX		
OTHER TAX	.07	2
LEASING EXPENSES	3.67	5
ADV/PROMOTION	.08	5
COMMISSIONS	.56	4
PROF FEES	.33	2
TENANT ALTS	1.08	2
BUY-OUTS	1.67	2
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.58	10
CLEANING	.46	3
REPAIR/MAINT	.16	6
RDS/GROUNDS		
SECURITY	.01	2
ADMINISTRATIVE	.47	8
TOTAL CONTRACTS	1.98	10
CLEANING	.63	10
REPAIR/MAINT	.54	10
RDS/GROUNDS	.03	5
SECURITY	.28	9
ADMINISTRATIVE	.52	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 75%

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	118 BLDS	35,101,008 SQ. FT.				32,154,171 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	106					19.28	15.20	12.46	19.05
RETAIL AREA	69	23.95	19.14	12.46	25.74				
OTHER AREA	33	15.55	6.48	3.70	11.36				
TOTAL RENT	109	19.05	15.20	12.52	19.36				
MISCELLANEOUS	74	.44	.06	.03	.24				
TOTAL INCOME	109	19.39	15.63	12.82	19.62				
EXPENSE									
CLEANING	117	.90	.85	.66	1.08	.94	.89	.69	1.11
REPAIR-MAINT	118	1.28	1.17	.90	1.59	1.32	1.21	.93	1.63
UTILITIES	115	1.42	1.41	1.16	1.73	1.44	1.43	1.16	1.79
RDS/GRNDS/SEC	118	.33	.27	.15	.42	.36	.28	.16	.47
ADMINISTRATIVE	117	.81	.72	.46	1.02	.86	.78	.47	1.07
TOTAL OPER EXP	114	4.73	4.56	3.91	5.41	5.15	5.02	4.24	5.72
FIXED EXPENSES	116	3.41	2.47	1.96	3.95	3.72	2.69	2.04	4.10
TOTAL OPER+FIX	113	7.97	7.18	6.22	9.12	8.71	7.80	6.61	9.90
LEASING EXP	81	1.08	.82	.18	1.88				
TOTAL PAYROLL	113	.74	.66	.38	.88				
TOTAL CONTRACT	115	1.90	1.88	1.36	2.34				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12236	117
AVG SQFT/RETAIL TENANT	2245	78
AVG SQFT/OFFICE WORKER	204	76
AVG % OFFICE OCCUPANCY	93.5	118
AVG % RETAIL OCCUPANCY	90.5	77
AVG $ RATE YR-END RENT	21.00	95
RENTABLE/GROSS SQFT	.89	80

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.90	114
PAYROLL	.23	43
CONTRACT	.74	109
SUP/MAT/MISC	.08	94
TRASH REMOVAL	.05	94
REPR/MAINT TOTAL	1.28	115
PAYROLL	.39	102
ELEVATOR	.21	113
HVAC	.27	109
ELECTRICAL	.10	107
STRUCT/ROOF	.09	61
PLUMBING	.03	94
FIRE/LIFE SFTY	.03	70
OTHER MAINT/SUP	.26	114

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.41	112
ELECTRICAL	1.16	112
GAS	.18	85
FUEL OIL	.04	13
PURCH STEAM	.31	13
PURCH CH WTR	.03	3
COAL		
WATER/SEWER	.08	97
RDS/GNDS/SEC TOTAL	.34	105
RDS/GNDS TOTAL	.08	73
RDS/GNDS PAYRL	.02	15
RDS/GNDS CONTR	.05	55
RDS/GNDS OTHER	.04	26

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.31	99
SEC PAYROLL	.23	39
SEC CONTRACTS	.21	72
SEC OTHER	.05	31
ADMIN TOTAL	.81	113
PAYROLL	.25	81
MGMT FEES	.62	71
PROF FEES	.05	77
GEN OFC EXP	.16	87
OTHER ADM EXP	.12	60

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.60	114
REAL ESTATE TAX	3.31	113
BUILDING INS	.11	112
PERS PROP TAX	.05	7
OTHER TAX	.07	20
LEASING EXPENSES	1.03	78
ADV/PROMOTION	.06	54
COMMISSIONS	.23	46
PROF FEES	.09	25
TENANT ALTS	.99	54
BUY-OUTS	.65	6
OTHER LEASING	.18	21

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.74	113
CLEANING	.23	43
REPAIR/MAINT	.39	102
RDS/GROUNDS	.02	15
SECURITY	.23	39
ADMINISTRATIVE	.25	81
TOTAL CONTRACTS	1.90	115
CLEANING	.74	109
REPAIR/MAINT	.64	115
RDS/GROUNDS	.05	55
SECURITY	.21	72
ADMINISTRATIVE	.50	90

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Occupancy/Location Analyses

SUBURBAN 51%-75%

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	482,553 SQ. FT.				430,048 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					11.97	10.79	7.33	12.11
RETAIL AREA	5	2.43	5.73	1.65	11.11				
OTHER AREA									
TOTAL RENT	6	10.97	9.61	7.48	11.33				
MISCELLANEOUS	6	.01	.01	.00	.01				
TOTAL INCOME	6	10.98	9.62	7.49	11.33				
EXPENSE									
CLEANING	6	.74	.71	.52	.80	.82	.74	.60	.86
REPAIR-MAINT	6	.88	1.62	1.00	1.92	.96	1.92	1.12	1.97
UTILITIES	6	1.30	1.42	1.30	1.50	1.32	1.47	1.32	1.65
RDS/GRNDS/SEC	6	.37	.31	.07	.38	.42	.32	.08	.44
ADMINISTRATIVE	6	.64	.78	.64	1.12	.72	.86	.69	1.38
TOTAL OPER EXP	6	3.93	4.87	4.15	5.08	4.41	5.44	4.35	6.26
FIXED EXPENSES	6	2.74	2.06	1.49	3.17	3.08	2.66	1.71	3.34
TOTAL OPER + FIX	6	6.67	6.72	6.51	7.49	7.48	8.06	7.16	8.52
LEASING EXP	5	11.61	3.74	2.66	9.47				
TOTAL PAYROLL	5	.47	.69	.21	1.07				
TOTAL CONTRACT	6	1.43	1.81	1.38	1.98				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5772	6
AVG SQFT/RETAIL TENANT	2693	5
AVG SQFT/OFFICE WORKER	196	4
AVG % OFFICE OCCUPANCY	63.1	6
AVG % RETAIL OCCUPANCY	56.4	5
AVG $ RATE YR-END RENT	20.90	6
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.74	6
PAYROLL		
CONTRACT	.63	6
SUP/MAT/MISC	.05	6
TRASH REMOVAL	.06	6
REPR/MAINT TOTAL	.88	6
PAYROLL	.33	5
ELEVATOR	.04	6
HVAC	.17	6
ELECTRICAL	.06	6
STRUCT/ROOF	.05	6
PLUMBING	.06	5
FIRE/LIFE SFTY	.03	4
OTHER MAINT/SUP	.20	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.30	6
ELECTRICAL	1.11	6
GAS	.14	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	6
RDS/GNDS/SEC TOTAL	.37	6
RDS/GNDS TOTAL	.15	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.15	6
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.22	6
SEC PAYROLL		
SEC CONTRACTS	.22	6
SEC OTHER		
ADMIN TOTAL	.84	6
PAYROLL	.49	5
MGMT FEES	.35	2
PROF FEES	.05	6
GEN OFC EXP	.03	6
OTHER ADM EXP	.07	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.74	6
REAL ESTATE TAX	2.68	6
BUILDING INS	.04	6
PERS PROP TAX		
OTHER TAX	.02	4
LEASING EXPENSES	11.61	5
ADV/PROMOTION	.01	5
COMMISSIONS	.69	4
PROF FEES	.04	4
TENANT ALTS	11.37	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.47	5
CLEANING		
REPAIR/MAINT	.33	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.49	5
TOTAL CONTRACTS	1.43	6
CLEANING	.63	6
REPAIR/MAINT	.34	6
RDS/GROUNDS	.15	6
SECURITY	.22	6
ADMINISTRATIVE	.06	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN MORE THAN 75%

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	28 BLDS	4,611,939 SQ. FT.				4,336,889 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	23					16.35	14.62	11.47	18.52
RETAIL AREA	13	10.53	16.91	8.36	25.50				
OTHER AREA	5	4.20	5.62	2.60	7.50				
TOTAL RENT	23	14.68	13.53	12.10	17.48				
MISCELLANEOUS	18	.32	.04	.00	.18				
TOTAL INCOME	23	14.90	13.53	12.23	17.48				
EXPENSE									
CLEANING	27	1.08	.97	.81	1.22	1.10	.97	.83	1.29
REPAIR-MAINT	28	1.34	1.08	.88	1.40	1.38	1.08	.88	1.43
UTILITIES	28	1.50	1.54	1.32	1.82	1.52	1.54	1.32	1.82
RDS/GRNDS/SEC	28	.37	.35	.19	.41	.39	.37	.19	.43
ADMINISTRATIVE	28	.69	.77	.45	1.04	.73	.80	.47	1.05
TOTAL OPER EXP	27	4.95	5.14	4.75	5.71	5.27	5.31	5.07	5.77
FIXED EXPENSES	27	2.45	1.76	1.47	2.91	2.62	1.93	1.61	2.92
TOTAL OPER + FIX	26	7.32	6.89	5.90	8.84	7.82	7.28	6.54	9.17
LEASING EXP	17	1.13	.71	.30	1.90				
TOTAL PAYROLL	24	1.23	.96	.69	1.40				
TOTAL CONTRACT	28	1.64	1.85	1.36	2.14				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12954	28
AVG SQFT/RETAIL TENANT	3702	13
AVG SQFT/OFFICE WORKER	230	19
AVG % OFFICE OCCUPANCY	95.6	28
AVG % RETAIL OCCUPANCY	97.8	14
AVG $ RATE YR-END RENT	18.03	25
RENTABLE/GROSS SQFT	.90	14

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.08	27
PAYROLL	.72	9
CONTRACT	.83	25
SUP/MAT/MISC	.09	23
TRASH REMOVAL	.06	21
REPR/MAINT TOTAL	1.34	28
PAYROLL	.52	22
ELEVATOR	.11	27
HVAC	.26	28
ELECTRICAL	.11	28
STRUCT/ROOF	.10	15
PLUMBING	.01	25
FIRE/LIFE SFTY	.03	18
OTHER MAINT/SUP	.46	26

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.50	28
ELECTRICAL	1.21	26
GAS	.11	15
FUEL OIL	.01	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	20
RDS/GNDS/SEC TOTAL	.37	28
RDS/GNDS TOTAL	.15	28
RDS/GNDS PAYRL	.12	4
RDS/GNDS CONTR	.10	26
RDS/GNDS OTHER	.04	13

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.29	22
SEC PAYROLL	.08	5
SEC CONTRACTS	.27	22
SEC OTHER	.02	4
ADMIN TOTAL	.78	27
PAYROLL	.48	20
MGMT FEES	.31	14
PROF FEES	.03	17
GEN OFC EXP	.06	24
OTHER ADM EXP	.13	21

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.45	27
REAL ESTATE TAX	2.31	27
BUILDING INS	.08	27
PERS PROP TAX	.11	3
OTHER TAX	.06	15
LEASING EXPENSES	1.13	17
ADV/PROMOTION	.05	15
COMMISSIONS	.27	10
PROF FEES	.05	7
TENANT ALTS	1.14	13
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.23	24
CLEANING	.72	9
REPAIR/MAINT	.52	22
RDS/GROUNDS	.12	4
SECURITY	.08	5
ADMINISTRATIVE	.46	20
TOTAL CONTRACTS	1.64	28
CLEANING	.63	25
REPAIR/MAINT	.54	28
RDS/GROUNDS	.10	28
SECURITY	.27	22
ADMINISTRATIVE	.22	24

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Canada Private Sector:
City Analyses

Calgary, AB

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	28 BLDS	9,758,229 SQ. FT.				9,051,469 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	28					17.30	15.68	12.54	17.08
RETAIL AREA	18	21.60	18.48	12.46	25.00				
OTHER AREA	9	5.67	3.64	1.98	4.82				
TOTAL RENT	28	16.49	15.36	12.41	17.50				
MISCELLANEOUS	20	.39	.07	.03	.18				
TOTAL INCOME	27	16.46	15.02	10.81	17.50				
EXPENSE									
CLEANING	28	.81	.78	.68	.87	.85	.80	.68	.93
REPAIR-MAINT	28	1.18	1.17	.91	1.49	1.20	1.19	.97	1.49
UTILITIES	28	1.12	1.19	1.03	1.33	1.13	1.20	1.03	1.33
RDS/GRNDS/SEC	28	.37	.33	.28	.40	.40	.36	.27	.45
ADMINISTRATIVE	28	.69	.72	.43	.90	.74	.74	.44	.96
TOTAL OPER EXP	28	4.17	4.15	3.91	4.42	4.49	4.47	4.08	4.66
FIXED EXPENSES	28	2.24	2.15	1.98	2.41	2.42	2.27	1.96	2.72
TOTAL OPER+FIX	28	6.41	6.28	6.00	6.77	6.92	6.67	6.28	7.36
LEASING EXP	14	1.88	1.72	1.29	3.41				
TOTAL PAYROLL	28	.78	.69	.48	.91				
TOTAL CONTRACT	28	1.58	1.68	1.21	2.06				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17465	28
AVG SQFT/RETAIL TENANT	2513	22
AVG SQFT/OFFICE WORKER	305	17
AVG % OFFICE OCCUPANCY	90.7	28
AVG % RETAIL OCCUPANCY	93.1	22
AVG $ RATE YR-END RENT	17.06	23
RENTABLE/GROSS SQFT	.84	21

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.81	28
PAYROLL	.27	14
CONTRACT	.65	27
SUP/MAT/MISC	.06	23
TRASH REMOVAL	.02	23
REPR/MAINT TOTAL	1.18	28
PAYROLL	.31	25
ELEVATOR	.23	28
HVAC	.18	27
ELECTRICAL	.06	26
STRUCT/ROOF	.16	13
PLUMBING	.03	25
FIRE/LIFE SFTY	.02	13
OTHER MAINT/SUP	.32	28

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.12	28
ELECTRICAL	.88	28
GAS	.18	27
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	24
RDS/GNDS/SEC TOTAL	.37	27
RDS/GNDS TOTAL	.04	11
RDS/GNDS PAYRL	.03	4
RDS/GNDS CONTR	.03	9
RDS/GNDS OTHER	.01	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.35	27
SEC PAYROLL	.26	13
SEC CONTRACTS	.20	15
SEC OTHER	.06	20
ADMIN TOTAL	.69	28
PAYROLL	.19	21
MGMT FEES	.57	17
PROF FEES	.05	16
GEN OFC EXP	.18	21
OTHER ADM EXP	.11	10

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.24	28
REAL ESTATE TAX	2.11	28
BUILDING INS	.13	28
PERS PROP TAX		
OTHER TAX	.01	3
LEASING EXPENSES	1.88	14
ADV/PROMOTION	.08	10
COMMISSIONS	.25	9
PROF FEES	.01	9
TENANT ALTS	1.15	13
BUY-OUTS	2.01	2
OTHER LEASING	.58	6

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.78	28
CLEANING	.27	14
REPAIR/MAINT	.31	25
RDS/GROUNDS	.03	4
SECURITY	.26	13
ADMINISTRATIVE	.19	21
TOTAL CONTRACTS	1.58	28
CLEANING	.65	27
REPAIR/MAINT	.56	28
RDS/GROUNDS	.03	9
SECURITY	.20	15
ADMINISTRATIVE	.38	24

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,315,268 SQ. FT.				1,263,206 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					13.58	13.86	10.97	16.30
RETAIL AREA	5	14.58	11.72	8.35	26.38				
OTHER AREA	3	3.20	3.42						
TOTAL RENT	7	13.51	13.88	10.77	16.12				
MISCELLANEOUS	4	.12	.07	.05	.15				
TOTAL INCOME	7	13.57	13.88	10.81	16.27				
EXPENSE									
CLEANING	7	.66	.64	.61	.86	.68	.66	.62	.88
REPAIR-MAINT	7	1.42	1.49	1.27	1.76	1.44	1.49	1.30	1.76
UTILITIES	7	1.22	1.17	1.08	1.34	1.23	1.17	1.08	1.34
RDS/GRNDS/SEC	7	.32	.28	.23	.38	.33	.29	.23	.39
ADMINISTRATIVE	7	.75	.71	.60	.84	.78	.73	.62	.91
TOTAL OPER EXP	7	4.38	4.42	4.31	4.50	4.56	4.56	4.36	4.66
FIXED EXPENSES	7	1.97	2.01	1.81	2.21	2.05	2.07	1.89	2.26
TOTAL OPER+FIX	7	6.35	6.27	6.13	6.62	6.61	6.56	6.40	6.73
LEASING EXP	3	2.06	3.06						
TOTAL PAYROLL	7	.50	.38	.31	.59				
TOTAL CONTRACT	7	1.91	1.94	1.77	2.10				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10309	7
AVG SQFT/RETAIL TENANT	1831	4
AVG SQFT/OFFICE WORKER	298	2
AVG % OFFICE OCCUPANCY	92.2	7
AVG % RETAIL OCCUPANCY	75.4	4
AVG $ RATE YR-END RENT	12.41	4
RENTABLE/GROSS SQFT	.88	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.66	7
PAYROLL	.07	2
CONTRACT	.54	7
SUP/MAT/MISC	.07	7
TRASH REMOVAL	.03	7
REPR/MAINT TOTAL	1.42	7
PAYROLL	.32	7
ELEVATOR	.22	7
HVAC	.23	6
ELECTRICAL	.19	7
STRUCT/ROOF	.31	4
PLUMBING	.03	6
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.31	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.22	7
ELECTRICAL	.96	7
GAS	.19	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	5
RDS/GNDS/SEC TOTAL	.32	7
RDS/GNDS TOTAL	.05	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.29	7
SEC PAYROLL		
SEC CONTRACTS	.24	4
SEC OTHER	.05	4
ADMIN TOTAL	.75	7
PAYROLL	.22	2
MGMT FEES	.56	5
PROF FEES	.04	5
GEN OFC EXP	.16	5
OTHER ADM EXP	.35	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.97	7
REAL ESTATE TAX	1.91	7
BUILDING INS	.06	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	2.06	3
ADV/PROMOTION	.02	3
COMMISSIONS	.35	3
PROF FEES	.00	2
TENANT ALTS	1.68	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.50	7
CLEANING	.07	2
REPAIR/MAINT	.32	7
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.22	2
TOTAL CONTRACTS	1.91	7
CLEANING	.54	7
REPAIR/MAINT	.79	7
RDS/GROUNDS	.02	2
SECURITY	.24	4
ADMINISTRATIVE	.44	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Calgary, AB

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	3,328,783 SQ. FT.				3,058,553 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	7					14.97	16.22	15.01	16.72
RETAIL AREA	5	23.32	17.81	15.31	25.17				
OTHER AREA	4	9.32	4.22	2.68	14.22				
TOTAL RENT	6	16.63	16.61	14.95	17.44				
MISCELLANEOUS	6	.19	.07	.00	.24				
TOTAL INCOME	7	15.64	16.60	14.95	17.06				
EXPENSE									
CLEANING	8	.75	.76	.69	.78	.79	.77	.71	.88
REPAIR-MAINT	8	1.10	1.11	.91	1.24	1.12	1.13	.98	1.25
UTILITIES	8	1.16	1.23	1.04	1.29	1.18	1.23	1.04	1.29
RDS/GRNDS/SEC	8	.36	.33	.28	.44	.40	.37	.28	.49
ADMINISTRATIVE	8	.69	.62	.43	.94	.75	.73	.43	.98
TOTAL OPER EXP	8	4.05	3.99	3.87	4.16	4.41	4.32	3.98	4.61
FIXED EXPENSES	8	2.26	2.20	1.93	2.62	2.46	2.53	2.03	2.90
TOTAL OPER+FIX	8	6.31	6.24	5.96	6.71	6.87	6.71	6.37	7.20
LEASING EXP	5	2.74	1.96	1.29	4.49				
TOTAL PAYROLL	8	.84	.80	.60	1.06				
TOTAL CONTRACT	8	1.37	1.37	.88	1.95				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	24363	8
AVG SQFT/RETAIL TENANT	2840	6
AVG SQFT/OFFICE WORKER	259	5
AVG % OFFICE OCCUPANCY	90.0	8
AVG % RETAIL OCCUPANCY	93.5	6
AVG $ RATE YR-END RENT	13.98	6
RENTABLE/GROSS SQFT	.88	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.75	8
PAYROLL	.50	4
CONTRACT	.46	8
SUP/MAT/MISC	.04	7
TRASH REMOVAL	.03	7
REPR/MAINT TOTAL	1.10	8
PAYROLL	.26	8
ELEVATOR	.23	8
HVAC	.17	8
ELECTRICAL	.04	6
STRUCT/ROOF	.12	4
PLUMBING	.04	6
FIRE/LIFE SFTY	.03	5
OTHER MAINT/SUP	.30	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.16	8
ELECTRICAL	.94	8
GAS	.15	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	7
RDS/GNDS/SEC TOTAL	.36	8
RDS/GNDS TOTAL	.05	5
RDS/GNDS PAYRL	.03	2
RDS/GNDS CONTR	.03	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	8
SEC PAYROLL	.31	5
SEC CONTRACTS	.27	3
SEC OTHER	.06	6
ADMIN TOTAL	.69	8
PAYROLL	.16	7
MGMT FEES	.76	3
PROF FEES	.04	4
GEN OFC EXP	.24	7
OTHER ADM EXP	.17	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.26	8
REAL ESTATE TAX	2.14	8
BUILDING INS	.12	8
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	2.74	5
ADV/PROMOTION	.06	2
COMMISSIONS	.23	5
PROF FEES	.01	2
TENANT ALTS	.82	5
BUY-OUTS	2.01	2
OTHER LEASING	1.33	3

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.84	8
CLEANING	.50	4
REPAIR/MAINT	.26	8
RDS/GROUNDS	.03	2
SECURITY	.31	5
ADMINISTRATIVE	.16	7
TOTAL CONTRACTS	1.37	8
CLEANING	.46	8
REPAIR/MAINT	.52	8
RDS/GROUNDS	.03	4
SECURITY	.27	3
ADMINISTRATIVE	.37	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	2,550,478 SQ. FT.				2,328,565 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					23.27	20.50		
RETAIL AREA	2	22.25	23.30						
OTHER AREA	2	3.54	3.54						
TOTAL RENT	3	16.59	12.77						
MISCELLANEOUS	3	.02	.02						
TOTAL INCOME	3	16.62	12.83						
EXPENSE									
CLEANING	3	.76	.69			.80	.72		
REPAIR-MAINT	3	1.06	.97			1.07	.97		
UTILITIES	3	.98	.89			.99	.89		
RDS/GRNDS/SEC	3	.33	.37			.37	.45		
ADMINISTRATIVE	3	.49	.40			.54	.49		
TOTAL OPER EXP	3	3.61	3.52			3.96	3.69		
FIXED EXPENSES	3	2.23	2.20			2.44	2.62		
TOTAL OPER+FIX	3	5.84	6.02			6.40	6.31		
LEASING EXP									
TOTAL PAYROLL	3	.79	.71						
TOTAL CONTRACT	3	1.12	1.15						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	98576	3
AVG SQFT/RETAIL TENANT	3401	3
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	93.1	3
AVG % RETAIL OCCUPANCY	97.5	3
AVG $ RATE YR-END RENT	17.94	3
RENTABLE/GROSS SQFT	.84	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.76	3
PAYROLL		
CONTRACT	.66	2
SUP/MAT/MISC	.12	3
TRASH REMOVAL	.02	3
REPR/MAINT TOTAL	1.06	3
PAYROLL	.22	3
ELEVATOR	.21	3
HVAC	.25	3
ELECTRICAL	.04	3
STRUCT/ROOF		
PLUMBING	.01	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.33	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	.98	3
ELECTRICAL	.75	3
GAS	.18	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	2
RDS/GNDS/SEC TOTAL	.33	3
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.32	3
SEC PAYROLL	.25	3
SEC CONTRACTS		
SEC OTHER	.05	3
ADMIN TOTAL	.49	3
PAYROLL	.14	3
MGMT FEES		
PROF FEES	.08	3
GEN OFC EXP	.21	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.23	3
REAL ESTATE TAX	2.09	3
BUILDING INS	.14	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.79	3
CLEANING		
REPAIR/MAINT	.22	3
RDS/GROUNDS		
SECURITY	.25	3
ADMINISTRATIVE	.14	3
TOTAL CONTRACTS	1.12	3
CLEANING	.66	2
REPAIR/MAINT	.51	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.13	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Edmonton, AB

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	2,123,716 SQ. FT.				1,872,309 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					13.24	11.55	9.76	13.97
RETAIL AREA	6	15.96	15.14	13.05	21.36				
OTHER AREA	4	1.11	1.63	.58	5.78				
TOTAL RENT	6	12.91	11.76	9.99	14.13				
MISCELLANEOUS	6	.27	.12	.06	.33				
TOTAL INCOME	6	13.26	12.74	10.23	14.33				
EXPENSE									
CLEANING	6	.69	.70	.63	.79	.73	.75	.70	.83
REPAIR-MAINT	6	1.10	1.07	.86	1.59	1.14	1.14	.92	1.59
UTILITIES	6	1.16	1.14	1.08	1.40	1.16	1.14	1.08	1.40
RDS/GRNDS/SEC	6	.37	.40	.25	.49	.42	.47	.27	.57
ADMINISTRATIVE	6	.81	.67	.63	.86	.92	.78	.70	.89
TOTAL OPER EXP	6	4.14	4.47	3.83	4.62	4.70	4.96	4.63	5.37
FIXED EXPENSES	6	2.51	2.31	2.26	2.88	2.85	2.75	2.38	3.12
TOTAL OPER+FIX	6	6.65	6.69	6.44	6.82	7.55	7.62	7.16	7.80
LEASING EXP	3	.55	.47						
TOTAL PAYROLL	6	.73	.62	.59	.89				
TOTAL CONTRACT	6	1.83	1.77	1.53	2.22				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7266	6
AVG SQFT/RETAIL TENANT	1961	6
AVG SQFT/OFFICE WORKER	187	3
AVG % OFFICE OCCUPANCY	82.1	6
AVG % RETAIL OCCUPANCY	70.2	6
AVG $ RATE YR-END RENT	13.49	5
RENTABLE/GROSS SQFT	.86	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.69	6
PAYROLL		
CONTRACT	.64	6
SUP/MAT/MISC	.03	6
TRASH REMOVAL	.02	5
REPR/MAINT TOTAL	1.10	6
PAYROLL	.35	6
ELEVATOR	.24	6
HVAC	.24	6
ELECTRICAL	.06	6
STRUCT/ROOF	.06	3
PLUMBING	.02	5
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.14	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.16	6
ELECTRICAL	.93	6
GAS	.14	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	6
RDS/GNDS/SEC TOTAL	.37	6
RDS/GNDS TOTAL	.08	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	2
RDS/GNDS OTHER	.12	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.29	5
SEC PAYROLL	.30	4
SEC CONTRACTS	.30	2
SEC OTHER	.02	3
ADMIN TOTAL	.81	6
PAYROLL	.17	5
MGMT FEES	.54	4
PROF FEES	.09	5
GEN OFC EXP	.12	6
OTHER ADM EXP	.10	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.51	6
REAL ESTATE TAX	2.39	6
BUILDING INS	.11	6
PERS PROP TAX		
OTHER TAX	.03	3
LEASING EXPENSES	.55	3
ADV/PROMOTION	.01	3
COMMISSIONS	.04	2
PROF FEES	.07	2
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.73	6
CLEANING		
REPAIR/MAINT	.35	6
RDS/GROUNDS		
SECURITY	.30	4
ADMINISTRATIVE	.17	5
TOTAL CONTRACTS	1.83	6
CLEANING	.64	6
REPAIR/MAINT	.59	6
RDS/GROUNDS	.07	2
SECURITY	.30	2
ADMINISTRATIVE	.48	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	670,433 SQ. FT.				595,812 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					9.31	9.76		
RETAIL AREA	3	12.05	13.05						
OTHER AREA	2	1.36	1.63						
TOTAL RENT	3	9.40	9.99						
MISCELLANEOUS	3	.17	.17						
TOTAL INCOME	3	9.86	10.23						
EXPENSE									
CLEANING	3	.73	.73			.77	.76		
REPAIR-MAINT	3	1.52	1.50			1.53	1.59		
UTILITIES	3	1.34	1.40			1.34	1.40		
RDS/GRNDS/SEC	3	.37	.37			.41	.42		
ADMINISTRATIVE	3	.66	.64			.74	.74		
TOTAL OPER EXP	3	4.61	4.55			5.19	5.15		
FIXED EXPENSES	3	2.12	2.26			2.30	2.38		
TOTAL OPER+FIX	3	6.73	6.73			7.56	7.77		
LEASING EXP									
TOTAL PAYROLL	3	.96	.89						
TOTAL CONTRACT	3	1.78	1.78						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6540	3
AVG SQFT/RETAIL TENANT	2452	3
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	84.5	3
AVG % RETAIL OCCUPANCY	77.7	3
AVG $ RATE YR-END RENT	6.00	2
RENTABLE/GROSS SQFT	.86	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.73	3
PAYROLL		
CONTRACT	.67	3
SUP/MAT/MISC	.04	3
TRASH REMOVAL	.02	3
REPR/MAINT TOTAL	1.52	3
PAYROLL	.48	3
ELEVATOR	.20	3
HVAC	.47	3
ELECTRICAL	.10	3
STRUCT/ROOF	.08	2
PLUMBING	.03	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.17	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.34	3
ELECTRICAL	1.07	3
GAS	.16	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	3
RDS/GNDS/SEC TOTAL	.37	3
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.32	2
SEC PAYROLL	.30	2
SEC CONTRACTS		
SEC OTHER	.02	3
ADMIN TOTAL	.66	3
PAYROLL	.30	2
MGMT FEES		
PROF FEES	.06	3
GEN OFC EXP	.21	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.12	3
REAL ESTATE TAX	2.02	3
BUILDING INS	.10	3
PERS PROP TAX		
OTHER TAX	.00	2
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.96	3
CLEANING		
REPAIR/MAINT	.48	3
RDS/GROUNDS		
SECURITY	.30	2
ADMINISTRATIVE	.30	2
TOTAL CONTRACTS	1.78	3
CLEANING	.67	3
REPAIR/MAINT	.96	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.18	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Halifax, NS

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,067,064 SQ. FT.				1,049,324 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					14.04	13.79	13.08	14.51
RETAIL AREA									
OTHER AREA	3	6.28	6.33						
TOTAL RENT	7	13.96	13.78	13.21	14.29				
MISCELLANEOUS	6	.06	.06	.04	.07				
TOTAL INCOME	7	14.03	13.83	13.25	14.36				
EXPENSE									
CLEANING	7	1.00	1.07	.71	1.16	1.01	1.07	.72	1.16
REPAIR-MAINT	7	2.33	2.13	1.86	2.54	2.34	2.13	1.86	2.54
UTILITIES	7	1.46	1.59	1.34	2.01	1.46	1.59	1.34	2.01
RDS/GRNDS/SEC	7	.28	.31	.15	.32	.28	.31	.15	.33
ADMINISTRATIVE	7	.70	.72	.47	.75	.71	.72	.48	.76
TOTAL OPER EXP	7	5.77	6.11	5.44	6.30	5.86	6.11	5.69	6.39
FIXED EXPENSES	7	2.32	2.47	2.02	2.71	2.36	2.47	2.12	2.76
TOTAL OPER+FIX	7	8.06	8.01	7.70	8.54	8.22	8.22	7.92	8.66
LEASING EXP	6	1.22	1.15	.70	1.28				
TOTAL PAYROLL	7	.27	.18	.17	.48				
TOTAL CONTRACT	7	2.50	3.03	1.69	3.11				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5016	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	183	6
AVG % OFFICE OCCUPANCY	87.5	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	20.63	7
RENTABLE/GROSS SQFT	.86	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.00	7	**UTILITIES TOTAL**	1.46	7	SECURITY TOTAL	.19	7	**FIXED EXP TOTAL**	2.32	7	**TOTAL PAYROLL**	.27	7
PAYROLL			ELECTRICAL	1.27	7	SEC PAYROLL			REAL ESTATE TAX	2.27	7	CLEANING		
CONTRACT	.85	7	GAS			SEC CONTRACTS	.41	2	BUILDING INS	.04	7	REPAIR/MAINT	.24	7
SUP/MAT/MISC	.11	7	FUEL OIL	.45	3	SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	7	PURCH STEAM			**ADMIN TOTAL**	.70	7	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	2.33	7	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**	1.22	6	ADMINISTRATIVE		
PAYROLL	.24	7	COAL			MGMT FEES	.43	2	ADV/PROMOTION			**TOTAL CONTRACTS**	2.50	7
ELEVATOR	.26	7	WATER/SEWER	.07	7	PROF FEES			COMMISSIONS			CLEANING	.85	7
HVAC	1.14	7	**RDS/GNDS/SEC TOTAL**	.28	7	GEN OFC EXP			PROF FEES			REPAIR/MAINT	1.53	7
ELECTRICAL	.06	7	RDS/GNDS TOTAL	.09	7	OTHER ADM EXP			TENANT ALTS	1.16	6	RDS/GROUNDS	.02	2
STRUCT/ROOF	.06	5	RDS/GNDS PAYRL						BUY-OUTS			SECURITY	.41	2
PLUMBING	.02	2	RDS/GNDS CONTR	.02	2				OTHER LEASING	.00	2	ADMINISTRATIVE	.44	2
FIRE/LIFE SFTY	.02	6	RDS/GNDS OTHER											
OTHER MAINT/SUP	.55	7												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,022,897 SQ. FT.				1,005,157 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					14.09	13.91	13.36	14.99
RETAIL AREA									
OTHER AREA	3	6.28	6.33						
TOTAL RENT	6	14.03	13.79	13.61	14.78				
MISCELLANEOUS	6	.06	.06	.04	.07				
TOTAL INCOME	6	14.08	13.84	13.67	14.86				
EXPENSE									
CLEANING	6	1.00	.91	.67	1.23	1.00	.91	.70	1.23
REPAIR-MAINT	6	2.35	2.28	1.66	2.66	2.36	2.28	1.68	2.66
UTILITIES	6	1.43	1.54	1.19	2.00	1.44	1.54	1.19	2.00
RDS/GRNDS/SEC	6	.23	.24	.12	.32	.24	.24	.12	.32
ADMINISTRATIVE	6	.71	.72	.51	.77	.72	.72	.52	.79
TOTAL OPER EXP	6	5.72	5.80	5.41	6.25	5.82	5.93	5.62	6.34
FIXED EXPENSES	6	2.29	2.25	2.02	2.53	2.33	2.32	2.07	2.60
TOTAL OPER+FIX	6	8.01	7.97	7.47	8.27	8.15	8.07	7.91	8.51
LEASING EXP	6	1.22	1.15	.70	1.28				
TOTAL PAYROLL	6	.24	.18	.17	.29				
TOTAL CONTRACT	6	2.45	2.40	1.62	3.04				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4967	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	179	5
AVG % OFFICE OCCUPANCY	87.5	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	20.70	6
RENTABLE/GROSS SQFT	.88	6

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.00	6	**UTILITIES TOTAL**	1.43	6	SECURITY TOTAL	.14	6	**FIXED EXP TOTAL**	2.29	6	**TOTAL PAYROLL**	.24	6
PAYROLL			ELECTRICAL	1.27	6	SEC PAYROLL			REAL ESTATE TAX	2.25	6	CLEANING		
CONTRACT	.84	6	GAS			SEC CONTRACTS			BUILDING INS	.04	6	REPAIR/MAINT	.21	6
SUP/MAT/MISC	.12	6	FUEL OIL	.41	2	SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	6	PURCH STEAM			**ADMIN TOTAL**	.71	6	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	2.35	6	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**	1.22	6	ADMINISTRATIVE		
PAYROLL	.21	6	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	2.45	6
ELEVATOR	.26	6	WATER/SEWER	.07	6	PROF FEES			COMMISSIONS			CLEANING	.84	6
HVAC	1.17	6	**RDS/GNDS/SEC TOTAL**	.23	6	GEN OFC EXP			PROF FEES			REPAIR/MAINT	1.56	6
ELECTRICAL	.06	6	RDS/GNDS TOTAL	.09	6	OTHER ADM EXP			TENANT ALTS	1.16	6	RDS/GROUNDS		
STRUCT/ROOF	.06	5	RDS/GNDS PAYRL						BUY-OUTS			SECURITY		
PLUMBING			RDS/GNDS CONTR						OTHER LEASING	.00	2	ADMINISTRATIVE		
FIRE/LIFE SFTY	.02	6	RDS/GNDS OTHER											
OTHER MAINT/SUP	.56	6												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Montreal, PQ

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	5,156,379 SQ. FT.				4,665,556 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	10					13.69	15.02	12.26	16.60
RETAIL AREA	8	15.03	15.48	9.30	18.15				
OTHER AREA	4	37.46	25.42	6.59	43.03				
TOTAL RENT	10	14.47	14.91	12.55	16.43				
MISCELLANEOUS	10	.93	.67	.33	.99				
TOTAL INCOME	10	15.40	16.00	14.86	17.58				
EXPENSE									
CLEANING	11	1.04	1.00	.92	1.24	1.10	1.06	1.01	1.25
REPAIR-MAINT	12	1.41	1.34	1.05	1.65	1.49	1.41	1.16	1.82
UTILITIES	11	1.25	1.41	1.10	1.67	1.29	1.43	1.13	1.72
RDS/GRNDS/SEC	12	.39	.31	.27	.46	.43	.33	.28	.56
ADMINISTRATIVE	12	.69	.76	.46	.85	.76	.61	.47	1.06
TOTAL OPER EXP	11	4.86	5.03	4.56	5.69	5.36	5.33	4.59	6.19
FIXED EXPENSES	11	2.42	2.46	1.72	2.97	2.63	2.60	1.86	3.13
TOTAL OPER+FIX	11	6.96	7.50	6.56	8.09	7.66	7.93	6.69	9.06
LEASING EXP	9	1.91	1.66	.87	4.07				
TOTAL PAYROLL	10	.57	.51	.11	.77				
TOTAL CONTRACT	10	2.55	2.55	2.10	2.96				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12584	12
AVG SQFT/RETAIL TENANT	3038	10
AVG SQFT/OFFICE WORKER	193	9
AVG % OFFICE OCCUPANCY	91.8	12
AVG % RETAIL OCCUPANCY	96.1	10
AVG $ RATE YR-END RENT	21.61	9
RENTABLE/GROSS SQFT	.96	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.04	9
PAYROLL	.09	2
CONTRACT	.96	9
SUP/MAT/MISC	.07	6
TRASH REMOVAL	.04	7
REPR/MAINT TOTAL	1.42	10
PAYROLL	.39	6
ELEVATOR	.22	10
HVAC	.44	9
ELECTRICAL	.18	10
STRUCT/ROOF	.06	7
PLUMBING	.07	9
FIRE/LIFE SFTY	.04	6
OTHER MAINT/SUP	.21	10
UTILITIES TOTAL	1.24	9
ELECTRICAL	1.01	9
GAS	.19	4
FUEL OIL	.00	2
PURCH STEAM	.40	2
PURCH CH WTR		
COAL		
WATER/SEWER	.00	4
RDS/GNDS/SEC TOTAL	.39	10
RDS/GNDS TOTAL	.03	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	6
RDS/GNDS OTHER	.02	4
SECURITY TOTAL	.35	10
SEC PAYROLL	.27	4
SEC CONTRACTS	.23	10
SEC OTHER	.01	2
ADMIN TOTAL	.69	10
PAYROLL	.24	9
MGMT FEES	.56	8
PROF FEES	.08	6
GEN OFC EXP	.03	7
OTHER ADM EXP	.03	9
FIXED EXP TOTAL	2.44	9
REAL ESTATE TAX	2.37	9
BUILDING INS	.06	8
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.59	7
ADV/PROMOTION	.16	6
COMMISSIONS	.23	6
PROF FEES	.03	2
TENANT ALTS	1.54	5
BUY-OUTS	.06	2
OTHER LEASING	.10	2
TOTAL PAYROLL	.57	10
CLEANING	.09	2
REPAIR/MAINT	.39	6
RDS/GROUNDS		
SECURITY	.27	4
ADMINISTRATIVE	.24	9
TOTAL CONTRACTS	2.55	10
CLEANING	.96	9
REPAIR/MAINT	.96	10
RDS/GROUNDS	.01	6
SECURITY	.23	10
ADMINISTRATIVE	.61	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	2,196,296 SQ. FT.				2,033,485 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					16.20	16.14	14.44	18.14
RETAIL AREA	5	15.44	15.55	12.91	18.15				
OTHER AREA	3	19.21	6.17						
TOTAL RENT	6	16.27	16.06	14.51	17.90				
MISCELLANEOUS	6	1.03	.41	.33	1.15				
TOTAL INCOME	6	17.31	17.08	15.87	18.24				
EXPENSE									
CLEANING	6	1.06	1.09	.87	1.27	1.15	1.15	1.01	1.29
REPAIR-MAINT	6	1.43	1.62	1.14	1.66	1.52	1.66	1.18	1.86
UTILITIES	6	1.49	1.56	1.04	1.74	1.50	1.57	1.11	1.74
RDS/GRNDS/SEC	6	.35	.31	.28	.41	.36	.32	.29	.43
ADMINISTRATIVE	6	.89	.78	.78	1.16	.97	.93	.79	1.25
TOTAL OPER EXP	6	5.23	5.23	4.74	5.95	5.66	5.57	4.81	6.58
FIXED EXPENSES	6	2.69	2.84	2.24	2.99	2.91	3.03	2.24	3.95
TOTAL OPER+FIX	6	7.93	8.07	6.61	8.97	8.57	8.60	6.61	10.56
LEASING EXP	6	1.53	1.13	.74	1.66				
TOTAL PAYROLL	6	.52	.64	.12	.77				
TOTAL CONTRACT	6	2.79	2.75	2.51	2.96				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8877	6
AVG SQFT/RETAIL TENANT	2221	5
AVG SQFT/OFFICE WORKER	211	5
AVG % OFFICE OCCUPANCY	93.0	6
AVG % RETAIL OCCUPANCY	98.3	5
AVG $ RATE YR-END RENT	19.57	5
RENTABLE/GROSS SQFT	.86	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.06	6
PAYROLL	.09	2
CONTRACT	.93	6
SUP/MAT/MISC	.08	5
TRASH REMOVAL	.05	6
REPR/MAINT TOTAL	1.43	6
PAYROLL	.50	4
ELEVATOR	.23	6
HVAC	.47	6
ELECTRICAL	.07	6
STRUCT/ROOF	.03	4
PLUMBING	.04	6
FIRE/LIFE SFTY	.05	3
OTHER MAINT/SUP	.24	6
UTILITIES TOTAL	1.49	6
ELECTRICAL	1.37	6
GAS	.21	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.00	3
RDS/GNDS/SEC TOTAL	.35	6
RDS/GNDS TOTAL	.02	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	5
RDS/GNDS OTHER	.00	2
SECURITY TOTAL	.33	6
SEC PAYROLL	.05	3
SEC CONTRACTS	.31	6
SEC OTHER		
ADMIN TOTAL	.89	6
PAYROLL	.14	5
MGMT FEES	.63	6
PROF FEES	.08	6
GEN OFC EXP	.05	5
OTHER ADM EXP	.03	5
FIXED EXP TOTAL	2.69	6
REAL ESTATE TAX	2.59	6
BUILDING INS	.09	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.40	6
ADV/PROMOTION	.03	5
COMMISSIONS	.31	5
PROF FEES	.03	2
TENANT ALTS	1.61	4
BUY-OUTS		
OTHER LEASING		
TOTAL PAYROLL	.62	6
CLEANING	.09	2
REPAIR/MAINT	.50	4
RDS/GROUNDS		
SECURITY	.05	3
ADMINISTRATIVE	.14	5
TOTAL CONTRACTS	2.79	6
CLEANING	.93	6
REPAIR/MAINT	.83	6
RDS/GROUNDS	.02	5
SECURITY	.31	6
ADMINISTRATIVE	.71	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Montreal, PQ

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	2,631,123 SQ. FT.				2,342,116 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.01	1.01			1.07	1.01		
REPAIR-MAINT	3	1.49	1.17			1.57	1.24		
UTILITIES	3	1.04	1.15			1.09	1.15		
RDS/GRNDS/SEC	3	.44	.27			.49	.32		
ADMINISTRATIVE	3	.56	.47			.63	.47		
TOTAL OPER EXP	3	4.54	4.20			5.10	4.21		
FIXED EXPENSES	2	2.25	2.35			2.46	2.49		
TOTAL OPER+FIX	3	6.15	7.32			6.91	7.34		
LEASING EXP									
TOTAL PAYROLL	3	.64	.40						
TOTAL CONTRACT	3	2.50	2.10						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	36474	3
AVG SQFT/RETAIL TENANT	4977	2
AVG SQFT/OFFICE WORKER	173	2
AVG % OFFICE OCCUPANCY	90.3	3
AVG % RETAIL OCCUPANCY	75.7	2
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT		

DETAIL*		BLDS
CLEANING TOTAL	1.01	3
PAYROLL		
CONTRACT	.99	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.49	3
PAYROLL		
ELEVATOR	.23	3
HVAC	.42	3
ELECTRICAL	.28	3
STRUCT/ROOF	.11	3
PLUMBING	.09	3
FIRE/LIFE SFTY	.04	3
OTHER MAINT/SUP	.20	3

DETAIL*		BLDS
UTILITIES TOTAL	1.04	3
ELECTRICAL	.71	3
GAS		
FUEL OIL		
PURCH STEAM	.40	2
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.44	3
RDS/GNDS TOTAL	.05	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	2
RDS/GNDS OTHER	.03	2

DETAIL*		BLDS
SECURITY TOTAL	.36	3
SEC PAYROLL		
SEC CONTRACTS	.18	3
SEC OTHER		
ADMIN TOTAL	.56	3
PAYROLL	.33	3
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.04	3

DETAIL*		BLDS
FIXED EXP TOTAL	2.25	2
REAL ESTATE TAX	2.21	2
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*		BLDS
TOTAL PAYROLL	.64	3
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.33	3
TOTAL CONTRACTS	2.50	3
CLEANING	.99	3
REPAIR/MAINT	1.13	3
RDS/GROUNDS	.01	2
SECURITY	.18	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	445,734 SQ. FT.				429,522 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					21.21	18.47		
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS	2	.04	.07						
TOTAL INCOME									
EXPENSE									
CLEANING	4	.93	.93	.86	1.02	.93	.93	.86	1.02
REPAIR-MAINT	4	1.92	1.78	1.06	2.37	1.92	1.78	1.06	2.37
UTILITIES	4	2.63	2.06	1.79	2.79	2.63	2.06	1.79	2.79
RDS/GRNDS/SEC	4	.44	.34	.21	.51	.45	.34	.21	.54
ADMINISTRATIVE	4	.61	.76	.31	1.04	.63	.78	.33	1.05
TOTAL OPER EXP	4	6.53	5.50	5.21	6.76	6.77	5.56	5.24	7.08
FIXED EXPENSES	4	1.98	1.66	1.33	2.16	2.06	1.67	1.34	2.26
TOTAL OPER+FIX	4	8.51	6.87	6.81	8.65	8.83	6.91	6.85	9.07
LEASING EXP									
TOTAL PAYROLL	4	.96	.46	.36	1.06				
TOTAL CONTRACT	4	1.75	1.79	1.15	1.96				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6211	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	95.4	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.41	4
RENTABLE/GROSS SQFT	.94	4

DETAIL*		BLDS
CLEANING TOTAL	.93	4
PAYROLL		
CONTRACT	.90	3
SUP/MAT/MISC	.17	3
TRASH REMOVAL	.07	2
REPR/MAINT TOTAL	1.92	4
PAYROLL	.67	4
ELEVATOR	.11	4
HVAC	.39	4
ELECTRICAL	.11	4
STRUCT/ROOF		
PLUMBING	.01	4
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.60	4

DETAIL*		BLDS
UTILITIES TOTAL	2.63	4
ELECTRICAL	2.63	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.44	4
RDS/GNDS TOTAL	.26	4
RDS/GNDS PAYRL	.10	2
RDS/GNDS CONTR	.17	4
RDS/GNDS OTHER	.06	4

DETAIL*		BLDS
SECURITY TOTAL	.18	4
SEC PAYROLL		
SEC CONTRACTS	.14	4
SEC OTHER	.01	2
ADMIN TOTAL	.61	4
PAYROLL	.29	3
MGMT FEES		
PROF FEES	.06	2
GEN OFC EXP	.04	2
OTHER ADM EXP	.36	3

DETAIL*		BLDS
FIXED EXP TOTAL	1.98	4
REAL ESTATE TAX	1.90	4
BUILDING INS	.08	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*		BLDS
TOTAL PAYROLL	.96	4
CLEANING		
REPAIR/MAINT	.67	4
RDS/GROUNDS	.10	2
SECURITY		
ADMINISTRATIVE	.29	3
TOTAL CONTRACTS	1.78	4
CLEANING	.90	3
REPAIR/MAINT	.85	4
RDS/GROUNDS	.17	4
SECURITY	.14	4
ADMINISTRATIVE	.06	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Montreal, PQ

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	237,152 SQ. FT.				235,406 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	.96	.97			.96	.97		
REPAIR-MAINT	3	1.55	1.22			1.55	1.22		
UTILITIES	3	1.89	2.05			1.89	2.05		
RDS/GRNDS/SEC	3	.28	.26			.28	.26		
ADMINISTRATIVE	3	.71	1.03			.72	1.03		
TOTAL OPER EXP	3	5.40	5.29			5.44	5.34		
FIXED EXPENSES	3	1.44	1.60			1.45	1.61		
TOTAL OPER+FIX	3	6.84	6.86			6.89	6.86		
LEASING EXP									
TOTAL PAYROLL	3	.44	.44						
TOTAL CONTRACT	3	1.43	1.72						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3892	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	95.9	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	10.93	3
RENTABLE/GROSS SQFT	.93	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.96	3
PAYROLL		
CONTRACT	.92	2
SUP/MAT/MISC	.40	2
TRASH REMOVAL	.07	2
REPR/MAINT TOTAL	1.55	3
PAYROLL	.28	3
ELEVATOR	.12	3
HVAC	.39	3
ELECTRICAL	.07	3
STRUCT/ROOF		
PLUMBING	.02	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.68	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.89	3
ELECTRICAL	1.89	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.28	3
RDS/GNDS TOTAL	.25	3
RDS/GNDS PAYRL	.10	2
RDS/GNDS CONTR	.12	3
RDS/GNDS OTHER	.07	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.03	3
SEC PAYROLL		
SEC CONTRACTS	.02	3
SEC OTHER		
ADMIN TOTAL	.71	3
PAYROLL	.14	2
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.90	2

DETAIL*		BLDS
FIXED EXP TOTAL	1.44	3
REAL ESTATE TAX	1.36	3
BUILDING INS	.07	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*		BLDS
TOTAL PAYROLL	.44	3
CLEANING		
REPAIR/MAINT	.28	3
RDS/GROUNDS	.10	2
SECURITY		
ADMINISTRATIVE	.14	2
TOTAL CONTRACTS	1.43	3
CLEANING	.92	2
REPAIR/MAINT	.60	3
RDS/GROUNDS	.12	3
SECURITY	.02	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Ottawa, ON

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	15 BLDS	3,678,189 SQ. FT.				3,448,334 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	13					19.18	17.14	10.13	20.82
RETAIL AREA	9	17.61	16.15	9.42	21.41				
OTHER AREA	3	13.56	7.43						
TOTAL RENT	15	18.84	17.09	11.46	18.87				
MISCELLANEOUS	5	.03	.02	.02	.06				
TOTAL INCOME	15	18.85	17.11	11.46	18.88				
EXPENSE									
CLEANING	15	.70	.70	.63	.77	.71	.73	.65	.80
REPAIR-MAINT	15	1.00	1.05	.79	1.22	1.02	1.09	.81	1.22
UTILITIES	15	1.77	1.67	1.36	1.86	1.80	1.68	1.37	1.89
RDS/GRNDS/SEC	15	.20	.18	.09	.25	.21	.19	.10	.27
ADMINISTRATIVE	15	.62	.50	.37	.97	.67	.52	.38	1.00
TOTAL OPER EXP	15	4.26	4.27	3.91	4.67	4.55	4.46	4.10	5.05
FIXED EXPENSES	15	3.08	2.34	1.95	3.23	3.28	2.41	2.02	3.59
TOTAL OPER+FIX	15	7.34	6.71	5.94	7.55	7.83	7.02	6.61	8.15
LEASING EXP	12	.48	.36	.14	1.25				
TOTAL PAYROLL	14	.41	.31	.17	.61				
TOTAL CONTRACT	15	1.84	1.87	1.53	2.19				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13065	15
AVG SQFT/RETAIL TENANT	1811	11
AVG SQFT/OFFICE WORKER	224	10
AVG % OFFICE OCCUPANCY	91.8	15
AVG % RETAIL OCCUPANCY	94.3	11
AVG $ RATE YR-END RENT	19.26	12
RENTABLE/GROSS SQFT	.97	15

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.70	15
PAYROLL	.39	2
CONTRACT	.64	14
SUP/MAT/MISC	.04	7
TRASH REMOVAL	.05	9
REPR/MAINT TOTAL	1.00	15
PAYROLL	.27	14
ELEVATOR	.18	15
HVAC	.17	15
ELECTRICAL	.10	14
STRUCT/ROOF	.06	8
PLUMBING	.02	14
FIRE/LIFE SFTY	.03	11
OTHER MAINT/SUP	.23	15

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.77	15
ELECTRICAL	1.30	15
GAS	.34	13
FUEL OIL	.70	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	13
RDS/GNDS/SEC TOTAL	.27	8
RDS/GNDS TOTAL	.02	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	6
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.26	7
SEC PAYROLL	.05	2
SEC CONTRACTS	.23	7
SEC OTHER		
ADMIN TOTAL	.62	15
PAYROLL	.18	5
MGMT FEES	.59	12
PROF FEES	.03	14
GEN OFC EXP	.10	9
OTHER ADM EXP	.09	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.08	15
REAL ESTATE TAX	2.94	15
BUILDING INS	.11	15
PERS PROP TAX		
OTHER TAX	.08	4
LEASING EXPENSES	.48	12
ADV/PROMOTION	.04	10
COMMISSIONS	.15	10
PROF FEES	.22	4
TENANT ALTS	.42	7
BUY-OUTS		
OTHER LEASING	.00	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.41	14
CLEANING	.39	2
REPAIR/MAINT	.27	14
RDS/GROUNDS		
SECURITY	.05	2
ADMINISTRATIVE	.18	5
TOTAL CONTRACTS	1.84	15
CLEANING	.64	14
REPAIR/MAINT	.48	15
RDS/GROUNDS	.02	6
SECURITY	.23	7
ADMINISTRATIVE	.41	15

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Ottawa, ON

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	1,453,447 SQ. FT.				1,359,222 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					16.41	17.14	13.88	17.82
RETAIL AREA	6	12.72	13.88	5.34	20.89				
OTHER AREA	2	16.10	12.67						
TOTAL RENT	8	15.83	16.47	12.58	17.28				
MISCELLANEOUS	3	.04	.06						
TOTAL INCOME	8	15.85	16.50	12.61	17.28				
EXPENSE									
CLEANING	8	.70	.70	.65	.75	.72	.73	.70	.78
REPAIR-MAINT	8	1.00	.93	.76	1.32	1.03	.96	.79	1.35
UTILITIES	8	1.51	1.47	1.36	1.70	1.52	1.52	1.36	1.70
RDS/GRNDS/SEC	8	.16	.13	.09	.23	.17	.14	.10	.25
ADMINISTRATIVE	8	.83	.86	.42	1.11	.89	.94	.45	1.15
TOTAL OPER EXP	8	4.13	4.08	3.67	4.57	4.42	4.45	3.86	4.84
FIXED EXPENSES	8	2.17	1.99	1.91	2.35	2.32	2.15	2.02	2.47
TOTAL OPER+FIX	8	6.31	6.13	5.82	6.60	6.74	6.61	6.13	7.06
LEASING EXP	8	.67	.62	.13	1.25				
TOTAL PAYROLL	8	.38	.28	.18	.50				
TOTAL CONTRACT	8	1.81	1.99	1.53	2.19				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11430	8
AVG SQFT/RETAIL TENANT	1636	7
AVG SQFT/OFFICE WORKER	173	5
AVG % OFFICE OCCUPANCY	92.5	8
AVG % RETAIL OCCUPANCY	98.2	7
AVG $ RATE YR-END RENT	17.08	6
RENTABLE/GROSS SQFT	.97	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.70	8
PAYROLL	.39	2
CONTRACT	.63	7
SUP/MAT/MISC	.05	4
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	1.00	8
PAYROLL	.25	8
ELEVATOR	.17	8
HVAC	.20	8
ELECTRICAL	.11	8
STRUCT/ROOF	.07	6
PLUMBING	.04	8
FIRE/LIFE SFTY	.03	6
OTHER MAINT/SUP	.16	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.51	8
ELECTRICAL	1.20	8
GAS	.21	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	7
RDS/GNDS/SEC TOTAL	.26	2
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.25	2
SEC PAYROLL		
SEC CONTRACTS	.25	2
SEC OTHER		
ADMIN TOTAL	.83	8
PAYROLL		
MGMT FEES	.58	8
PROF FEES	.04	8
GEN OFC EXP	.22	4
OTHER ADM EXP	.15	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.17	8
REAL ESTATE TAX	2.09	8
BUILDING INS	.08	8
PERS PROP TAX		
OTHER TAX	.03	2
LEASING EXPENSES	.67	8
ADV/PROMOTION	.05	6
COMMISSIONS	.14	7
PROF FEES	.35	3
TENANT ALTS	.73	4
BUY-OUTS		
OTHER LEASING	.00	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.38	8
CLEANING	.39	2
REPAIR/MAINT	.25	8
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.81	8
CLEANING	.63	7
REPAIR/MAINT	.57	8
RDS/GROUNDS		
SECURITY	.25	2
ADMINISTRATIVE	.62	8

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	2,136,542 SQ. FT.				2,006,112 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					21.81	22.92	13.47	27.30
RETAIL AREA	2	21.36	21.41						
OTHER AREA									
TOTAL RENT	5	21.29	19.06	13.86	27.07				
MISCELLANEOUS									
TOTAL INCOME	5	21.29	19.06	13.89	27.07				
EXPENSE									
CLEANING	5	.69	.67	.55	.83	.70	.69	.55	.85
REPAIR-MAINT	5	.97	1.03	.83	1.06	.99	1.06	.86	1.09
UTILITIES	5	1.96	1.96	1.55	2.29	2.00	1.96	1.62	2.34
RDS/GRNDS/SEC	5	.23	.23	.03	.46	.25	.23	.03	.52
ADMINISTRATIVE	5	.49	.38	.26	.81	.52	.38	.26	.87
TOTAL OPER EXP	5	4.33	4.45	3.86	4.92	4.61	4.45	3.80	5.54
FIXED EXPENSES	5	3.74	3.65	3.14	4.13	3.99	4.22	3.26	4.47
TOTAL OPER+FIX	5	8.07	8.24	7.10	8.78	8.60	8.30	7.41	9.84
LEASING EXP	3	.20	.19						
TOTAL PAYROLL	5	.44	.37	.25	.67				
TOTAL CONTRACT	5	1.61	1.58	1.02	1.96				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	23295	5
AVG SQFT/RETAIL TENANT	1971	3
AVG SQFT/OFFICE WORKER	265	4
AVG % OFFICE OCCUPANCY	91.8	5
AVG % RETAIL OCCUPANCY	90.9	3
AVG $ RATE YR-END RENT	20.85	4
RENTABLE/GROSS SQFT	.96	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.69	5
PAYROLL		
CONTRACT	.65	5
SUP/MAT/MISC	.03	3
TRASH REMOVAL	.04	4
REPR/MAINT TOTAL	.97	5
PAYROLL	.28	5
ELEVATOR	.18	5
HVAC	.13	5
ELECTRICAL	.09	4
STRUCT/ROOF	.04	2
PLUMBING	.01	4
FIRE/LIFE SFTY	.02	4
OTHER MAINT/SUP	.27	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.96	5
ELECTRICAL	1.38	5
GAS	.48	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	5
RDS/GNDS/SEC TOTAL	.29	4
RDS/GNDS TOTAL	.02	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	4
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.28	4
SEC PAYROLL	.05	2
SEC CONTRACTS	.23	4
SEC OTHER		
ADMIN TOTAL	.49	5
PAYROLL	.18	4
MGMT FEES	.61	2
PROF FEES	.02	5
GEN OFC EXP	.05	4
OTHER ADM EXP	.06	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.74	5
REAL ESTATE TAX	3.57	5
BUILDING INS	.13	5
PERS PROP TAX		
OTHER TAX	.10	2
LEASING EXPENSES	.20	3
ADV/PROMOTION	.02	3
COMMISSIONS	.18	2
PROF FEES		
TENANT ALTS	.06	2
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.44	5
CLEANING		
REPAIR/MAINT	.29	5
RDS/GROUNDS		
SECURITY	.05	2
ADMINISTRATIVE	.18	4
TOTAL CONTRACTS	1.61	5
CLEANING	.65	5
REPAIR/MAINT	.41	5
RDS/GROUNDS	.01	4
SECURITY	.23	4
ADMINISTRATIVE	.28	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Quebec, PQ

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,295,724 SQ. FT.				1,164,243 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					11.29	10.87	8.35	13.35
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	12.26	12.13	8.42	12.60				
MISCELLANEOUS	5	.21	.11						
TOTAL INCOME	7	12.33	12.24	8.42	12.72				
EXPENSE									
CLEANING	7	.95	1.22	.62	1.42	.97	1.29	.62	1.43
REPAIR-MAINT	7	1.12	1.18	.87	2.43	1.16	1.18	.91	2.43
UTILITIES	7	1.28	1.42	1.28	1.72	1.30	1.54	1.29	1.72
RDS/GRNDS/SEC	7	.22	.11	.10	.52	.24	.12	.11	.53
ADMINISTRATIVE	7	.57	.93	.56	1.39	.63	1.00	.56	1.50
TOTAL OPER EXP	7	4.14	4.88	3.96	6.92	4.57	5.27	4.19	7.35
FIXED EXPENSES	7	1.85	1.70	1.27	2.65	2.04	1.95	1.32	2.79
TOTAL OPER+FIX	7	5.99	7.59	5.62	8.70	6.61	8.06	6.22	9.01
LEASING EXP	4	.64	.96						
TOTAL PAYROLL	7	1.32	.94	.46	3.12				
TOTAL CONTRACT	7	1.17	1.53	.93	1.75				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	31692	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	226	3
AVG % OFFICE OCCUPANCY	98.0	7
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	12.32	6
RENTABLE/GROSS SQFT	.90	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.95	7
PAYROLL	.31	7
CONTRACT	.61	6
SUP/MAT/MISC	.03	7
TRASH REMOVAL	.05	5
REPR/MAINT TOTAL	1.12	7
PAYROLL	.56	7
ELEVATOR	.11	7
HVAC	.13	7
ELECTRICAL	.04	7
STRUCT/ROOF	.10	3
PLUMBING	.01	6
FIRE/LIFE SFTY	.06	3
OTHER MAINT/SUP	.36	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.28	7
ELECTRICAL	.59	7
GAS	.05	2
FUEL OIL	.01	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	4
RDS/GNDS/SEC TOTAL	.22	7
RDS/GNDS TOTAL	.15	7
RDS/GNDS PAYRL	.13	2
RDS/GNDS CONTR	.03	7
RDS/GNDS OTHER	.02	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.24	5
SEC PAYROLL	.13	4
SEC CONTRACTS	.16	5
SEC OTHER		
ADMIN TOTAL	.57	7
PAYROLL	.32	6
MGMT FEES	.12	7
PROF FEES	.03	6
GEN OFC EXP	.03	7
OTHER ADM EXP	.08	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.85	7
REAL ESTATE TAX	1.66	7
BUILDING INS	.06	7
PERS PROP TAX	.11	3
OTHER TAX	.03	5
LEASING EXPENSES	.64	4
ADV/PROMOTION	.01	4
COMMISSIONS		
PROF FEES		
TENANT ALTS	.63	4
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.32	7
CLEANING	.31	7
REPAIR/MAINT	.56	7
RDS/GROUNDS	.13	2
SECURITY	.13	4
ADMINISTRATIVE	.32	6
TOTAL CONTRACTS	1.17	7
CLEANING	.61	6
REPAIR/MAINT	.36	7
RDS/GROUNDS	.03	7
SECURITY	.16	5
ADMINISTRATIVE	.14	7

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Toronto, ON

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	27 BLDS	9,722,223 SQ. FT.				8,737,424 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	22					26.17	23.49	16.90	28.80
RETAIL AREA	17	35.84	33.20	19.76	38.63				
OTHER AREA	7	18.52	9.07	6.66	12.72				
TOTAL RENT	22	28.51	23.58	16.90	29.62				
MISCELLANEOUS	16	.60	.04	.02	.43				
TOTAL INCOME	22	28.96	23.62	16.93	30.29				
EXPENSE									
CLEANING	27	1.08	1.11	.97	1.22	1.13	1.19	1.01	1.31
REPAIR-MAINT	27	1.41	1.39	1.05	1.61	1.46	1.44	1.06	1.70
UTILITIES	27	1.70	1.72	1.44	2.02	1.72	1.76	1.44	2.15
RDS/GRNDS/SEC	27	.39	.37	.20	.55	.43	.39	.20	.65
ADMINISTRATIVE	26	1.03	.91	.65	1.49	1.14	.96	.71	1.64
TOTAL OPER EXP	26	5.62	5.54	5.00	6.76	6.21	6.10	5.27	7.22
FIXED EXPENSES	26	5.90	5.40	4.06	6.33	6.61	6.27	4.14	6.93
TOTAL OPER+FIX	25	11.53	11.28	9.83	12.88	12.85	12.30	10.82	13.50
LEASING EXP	16	.84	.78	.22	1.77				
TOTAL PAYROLL	26	.94	.88	.67	1.02				
TOTAL CONTRACT	26	2.18	2.37	1.86	2.88				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14263	26
AVG SQFT/RETAIL TENANT	1791	16
AVG SQFT/OFFICE WORKER	174	19
AVG % OFFICE OCCUPANCY	95.0	27
AVG % RETAIL OCCUPANCY	94.1	19
AVG $ RATE YR-END RENT	30.84	20
RENTABLE/GROSS SQFT	.93	13

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.08	26
PAYROLL	.30	7
CONTRACT	.78	26
SUP/MAT/MISC	.11	24
TRASH REMOVAL	.09	25
REPR/MAINT TOTAL	1.42	26
PAYROLL	.54	23
ELEVATOR	.22	26
HVAC	.26	25
ELECTRICAL	.13	22
STRUCT/ROOF	.06	7
PLUMBING	.04	21
FIRE/LIFE SFTY	.04	15
OTHER MAINT/SUP	.31	26

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.69	26
ELECTRICAL	1.43	26
GAS	.14	21
FUEL OIL	.02	4
PURCH STEAM	.20	5
PURCH CH WTR		
COAL		
WATER/SEWER	.11	25
RDS/GNDS/SEC TOTAL	.39	26
RDS/GNDS TOTAL	.10	19
RDS/GNDS PAYRL	.01	2
RDS/GNDS CONTR	.10	16
RDS/GNDS OTHER	.07	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.33	25
SEC PAYROLL	.21	6
SEC CONTRACTS	.24	23
SEC OTHER	.07	6
ADMIN TOTAL	1.06	25
PAYROLL	.26	19
MGMT FEES	.79	18
PROF FEES	.03	18
GEN OFC EXP	.11	19
OTHER ADM EXP	.20	18

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	5.79	26
REAL ESTATE TAX	5.70	26
BUILDING INS	.12	25
PERS PROP TAX	.24	2
OTHER TAX	.12	9
LEASING EXPENSES	.84	16
ADV/PROMOTION	.01	10
COMMISSIONS	.52	9
PROF FEES	.07	5
TENANT ALTS	.71	10
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.94	26
CLEANING	.30	7
REPAIR/MAINT	.54	23
RDS/GROUNDS	.01	2
SECURITY	.21	6
ADMINISTRATIVE	.26	19
TOTAL CONTRACTS	2.18	26
CLEANING	.78	26
REPAIR/MAINT	.88	26
RDS/GROUNDS	.10	16
SECURITY	.24	23
ADMINISTRATIVE	.73	21

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Toronto, ON

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	526,903 SQ. FT.				515,711 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					16.66	17.90	12.77	19.84
RETAIL AREA	2	36.61	34.12						
OTHER AREA									
TOTAL RENT	7	17.22	17.90	13.19	20.65				
MISCELLANEOUS	5	.03	.02	.01	.05				
TOTAL INCOME	7	17.24	17.95	13.20	20.69				
EXPENSE									
CLEANING	7	1.13	1.17	1.00	1.29	1.14	1.18	1.00	1.38
REPAIR-MAINT	7	1.51	1.48	1.26	1.75	1.54	1.63	1.26	1.79
UTILITIES	7	1.92	1.95	1.59	2.28	1.95	2.04	1.59	2.28
RDS/GRNDS/SEC	7	.35	.21	.18	.54	.36	.21	.18	.54
ADMINISTRATIVE	7	1.29	1.03	.76	1.74	1.32	1.03	.78	1.74
TOTAL OPER EXP	7	6.20	6.63	4.81	7.10	6.34	6.63	5.14	7.27
FIXED EXPENSES	7	3.36	3.91	2.62	4.00	3.45	3.95	2.84	4.07
TOTAL OPER+FIX	7	9.56	10.66	7.43	11.03	9.79	10.66	7.98	11.30
LEASING EXP	5	1.79	1.68	1.00	2.60				
TOTAL PAYROLL	7	.78	.49	.39	1.13				
TOTAL CONTRACT	7	2.34	2.45	2.04	2.66				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3640	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	215	2
AVG % OFFICE OCCUPANCY	92.4	7
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	15.48	6
RENTABLE/GROSS SQFT	.86	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.13	7
PAYROLL		
CONTRACT	.84	7
SUP/MAT/MISC	.15	7
TRASH REMOVAL	.10	7
REPR/MAINT TOTAL	1.51	7
PAYROLL	.39	6
ELEVATOR	.16	7
HVAC	.36	7
ELECTRICAL	.05	6
STRUCT/ROOF		
PLUMBING	.06	7
FIRE/LIFE SFTY	.04	2
OTHER MAINT/SUP	.50	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.92	7
ELECTRICAL	1.44	7
GAS	.33	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	7
RDS/GNDS/SEC TOTAL	.35	7
RDS/GNDS TOTAL	.11	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.13	6
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.24	7
SEC PAYROLL		
SEC CONTRACTS	.24	7
SEC OTHER		
ADMIN TOTAL	1.29	7
PAYROLL	.46	6
MGMT FEES	.52	6
PROF FEES	.03	6
GEN OFC EXP	.14	7
OTHER ADM EXP	.34	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.39	7
REAL ESTATE TAX	3.27	7
BUILDING INS	.09	7
PERS PROP TAX		
OTHER TAX	.02	4
LEASING EXPENSES	1.79	5
ADV/PROMOTION	.01	3
COMMISSIONS	.81	4
PROF FEES		
TENANT ALTS	1.06	5
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.78	7
CLEANING		
REPAIR/MAINT	.39	6
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.46	6
TOTAL CONTRACTS	2.34	7
CLEANING	.84	7
REPAIR/MAINT	.86	7
RDS/GROUNDS	.13	6
SECURITY	.24	7
ADMINISTRATIVE	.55	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,532,214 SQ. FT.				1,401,045 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					23.06	23.06	22.10	24.02
RETAIL AREA	5	26.26	19.44	10.05	48.66				
OTHER AREA	3	7.88	8.15						
TOTAL RENT	6	23.03	22.87	21.77	26.16				
MISCELLANEOUS	5	1.83	.75	.04	4.05				
TOTAL INCOME	6	24.64	23.09	22.19	26.16				
EXPENSE									
CLEANING	7	1.16	1.11	1.00	1.25	1.21	1.23	1.03	1.31
REPAIR-MAINT	7	1.43	1.26	1.07	1.43	1.51	1.34	1.10	1.59
UTILITIES	7	1.91	1.96	1.71	2.02	1.97	1.99	1.73	2.19
RDS/GRNDS/SEC	7	.44	.52	.39	.56	.48	.53	.40	.65
ADMINISTRATIVE	7	.83	.78	.63	.93	.90	.78	.65	1.04
TOTAL OPER EXP	7	5.77	5.41	5.24	6.06	6.31	6.25	5.55	6.99
FIXED EXPENSES	7	5.50	5.96	4.57	6.19	6.01	6.09	5.55	6.64
TOTAL OPER+FIX	7	11.27	11.79	10.10	12.23	12.32	12.34	12.32	13.13
LEASING EXP	5	.63	.33	.09	1.52				
TOTAL PAYROLL	6	.82	.87	.76	.95				
TOTAL CONTRACT	6	2.63	2.62	2.01	3.21				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9671	7
AVG SQFT/RETAIL TENANT	1867	6
AVG SQFT/OFFICE WORKER	249	5
AVG % OFFICE OCCUPANCY	97.9	7
AVG % RETAIL OCCUPANCY	95.5	6
AVG $ RATE YR-END RENT	29.61	6
RENTABLE/GROSS SQFT	.88	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.14	6
PAYROLL	.48	2
CONTRACT	.73	6
SUP/MAT/MISC	.14	6
TRASH REMOVAL	.10	5
REPR/MAINT TOTAL	1.86	6
PAYROLL	.42	5
ELEVATOR	.25	6
HVAC	.53	6
ELECTRICAL	.06	6
STRUCT/ROOF	.20	3
PLUMBING	.03	5
FIRE/LIFE SFTY	.04	5
OTHER MAINT/SUP	.22	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.88	6
ELECTRICAL	1.51	6
GAS	.22	4
FUEL OIL		
PURCH STEAM	.20	2
PURCH CH WTR		
COAL		
WATER/SEWER	.12	6
RDS/GNDS/SEC TOTAL	.41	6
RDS/GNDS TOTAL	.03	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.40	6
SEC PAYROLL		
SEC CONTRACTS	.37	6
SEC OTHER		
ADMIN TOTAL	.84	6
PAYROLL	.42	4
MGMT FEES	.84	4
PROF FEES	.02	5
GEN OFC EXP	.10	5
OTHER ADM EXP	.01	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	5.63	6
REAL ESTATE TAX	5.31	6
BUILDING INS	.12	6
PERS PROP TAX	.24	2
OTHER TAX	.33	2
LEASING EXPENSES	.63	5
ADV/PROMOTION	.01	3
COMMISSIONS	.63	2
PROF FEES	.06	2
TENANT ALTS	.35	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.82	6
CLEANING	.48	2
REPAIR/MAINT	.42	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.42	4
TOTAL CONTRACTS	2.63	6
CLEANING	.73	6
REPAIR/MAINT	.97	6
RDS/GROUNDS	.03	3
SECURITY	.37	6
ADMINISTRATIVE	.55	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Toronto, ON

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	2,049,850 SQ. FT.				1,884,653 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					34.53	34.69	26.90	42.42
RETAIL AREA	4	37.13	35.19	22.37	52.64				
OTHER AREA									
TOTAL RENT	4	34.60	34.69	30.23	42.03				
MISCELLANEOUS	2	.06	.07						
TOTAL INCOME	4	34.64	34.90	30.29	42.04				
EXPENSE									
CLEANING	5	1.12	1.11	1.06	1.21	1.21	1.22	1.11	1.31
REPAIR-MAINT	5	1.52	1.30	.97	1.94	1.55	1.34	1.00	1.97
UTILITIES	5	1.70	1.72	1.46	1.86	1.74	1.72	1.50	1.90
RDS/GRNDS/SEC	5	.43	.41	.36	.51	.47	.41	.38	.56
ADMINISTRATIVE	5	1.65	1.66	.73	2.30	1.80	1.88	.77	2.49
TOTAL OPER EXP	5	6.42	6.10	4.92	7.53	6.99	6.13	5.14	8.70
FIXED EXPENSES	5	6.19	6.26	5.40	7.06	6.73	6.65	6.05	7.29
TOTAL OPER+FIX	5	12.62	13.35	10.71	13.72	13.72	13.64	11.19	15.66
LEASING EXP	3	1.40	.61						
TOTAL PAYROLL	5	.83	.83	.72	.97				
TOTAL CONTRACT	5	2.49	2.49	1.81	3.06				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12705	5
AVG SQFT/RETAIL TENANT	1407	3
AVG SQFT/OFFICE WORKER	135	4
AVG % OFFICE OCCUPANCY	91.7	5
AVG % RETAIL OCCUPANCY	83.3	3
AVG $ RATE YR-END RENT	34.59	4
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.12	5
PAYROLL		
CONTRACT	.95	5
SUP/MAT/MISC	.12	3
TRASH REMOVAL	.09	5
REPR/MAINT TOTAL	1.52	5
PAYROLL	.45	4
ELEVATOR	.24	5
HVAC	.25	5
ELECTRICAL	.04	5
STRUCT/ROOF	.02	2
PLUMBING	.02	5
FIRE/LIFE SFTY	.05	3
OTHER MAINT/SUP	.55	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.70	5
ELECTRICAL	1.47	5
GAS	.14	5
FUEL OIL	.00	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	5
RDS/GNDS/SEC TOTAL	.43	5
RDS/GNDS TOTAL	.19	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.19	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.36	4
SEC PAYROLL		
SEC CONTRACTS	.36	3
SEC OTHER		
ADMIN TOTAL	1.65	5
PAYROLL	.46	4
MGMT FEES	.86	3
PROF FEES	.05	3
GEN OFC EXP	.11	3
OTHER ADM EXP	.55	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	6.19	5
REAL ESTATE TAX	6.02	5
BUILDING INS	.15	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.40	3
ADV/PROMOTION	.03	3
COMMISSIONS	.51	2
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.83	5
CLEANING		
REPAIR/MAINT	.45	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.46	4
TOTAL CONTRACTS	2.49	5
CLEANING	.95	5
REPAIR/MAINT	.57	5
RDS/GROUNDS	.19	4
SECURITY	.36	3
ADMINISTRATIVE	.74	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	3,561,812 SQ. FT.				3,049,867 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					24.09	27.22		
RETAIL AREA	4	37.60	32.88	25.34	37.39				
OTHER AREA									
TOTAL RENT	3	24.81	27.27						
MISCELLANEOUS	2	.71	.93						
TOTAL INCOME	3	25.32	29.09						
EXPENSE									
CLEANING	4	.99	1.08	.85	1.24	1.06	1.15	.92	1.28
REPAIR-MAINT	4	1.24	1.20	1.09	1.49	1.31	1.32	1.13	1.58
UTILITIES	4	1.28	1.26	1.09	1.48	1.28	1.28	1.09	1.48
RDS/GRNDS/SEC	4	.32	.18	.11	.49	.37	.19	.13	.55
ADMINISTRATIVE	3	.57	.56			.66	.61		
TOTAL OPER EXP	3	4.12	4.57			4.61	4.98		
FIXED EXPENSES	3	5.66	5.98			6.66	7.01		
TOTAL OPER+FIX	2	9.23	9.64			11.40	11.51		
LEASING EXP	3	.48	.30						
TOTAL PAYROLL	4	1.05	1.07	.96	1.14				
TOTAL CONTRACT	4	1.65	1.79	1.23	2.27				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	30477	4
AVG SQFT/RETAIL TENANT	2411	4
AVG SQFT/OFFICE WORKER	154	4
AVG % OFFICE OCCUPANCY	94.9	4
AVG % RETAIL OCCUPANCY	99.7	4
AVG $ RATE YR-END RENT	31.73	4
RENTABLE/GROSS SQFT	.92	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.99	4
PAYROLL	.32	3
CONTRACT	.56	4
SUP/MAT/MISC	.11	4
TRASH REMOVAL	.06	4
REPR/MAINT TOTAL	1.24	4
PAYROLL	.48	4
ELEVATOR	.16	4
HVAC	.20	3
ELECTRICAL	.26	3
STRUCT/ROOF		
PLUMBING	.05	2
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.22	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.28	4
ELECTRICAL	1.12	4
GAS	.06	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	3
RDS/GNDS/SEC TOTAL	.32	4
RDS/GNDS TOTAL	.11	3
RDS/GNDS PAYRL	.01	2
RDS/GNDS CONTR		
RDS/GNDS OTHER	.06	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.25	4
SEC PAYROLL	.22	2
SEC CONTRACTS	.07	3
SEC OTHER	.09	3
ADMIN TOTAL	.57	3
PAYROLL	.25	3
MGMT FEES	.72	3
PROF FEES	.04	2
GEN OFC EXP	.19	2
OTHER ADM EXP	.07	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	5.62	4
REAL ESTATE TAX	5.42	4
BUILDING INS	.14	3
PERS PROP TAX		
OTHER TAX	.06	2
LEASING EXPENSES	.48	3
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.05	4
CLEANING	.32	3
REPAIR/MAINT	.48	4
RDS/GROUNDS	.01	2
SECURITY	.22	2
ADMINISTRATIVE	.25	3
TOTAL CONTRACTS	1.65	4
CLEANING	.56	4
REPAIR/MAINT	.52	4
RDS/GROUNDS		
SECURITY	.07	3
ADMINISTRATIVE	.74	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Toronto, ON

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	14 BLDS	1,909,317 SQ. FT.				1,818,412 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	13					16.76	16.28	12.11	19.43
RETAIL AREA	9	9.16	14.00	5.80	22.49				
OTHER AREA	3	6.36	7.00						
TOTAL RENT	13	16.34	15.65	11.33	19.06				
MISCELLANEOUS	12	.03	.02	.01	.04				
TOTAL INCOME	13	16.36	15.71	11.33	19.06				
EXPENSE									
CLEANING	14	.92	.89	.81	.99	.95	.91	.86	.99
REPAIR-MAINT	14	1.27	1.20	1.04	1.62	1.32	1.24	1.04	1.66
UTILITIES	14	1.61	1.50	1.38	1.75	1.61	1.50	1.36	1.75
RDS/GRNDS/SEC	14	.50	.39	.33	.60	.52	.40	.37	.65
ADMINISTRATIVE	14	.78	.78	.70	.95	.82	.81	.75	.96
TOTAL OPER EXP	14	5.07	5.05	4.93	5.22	5.33	5.40	5.07	6.23
FIXED EXPENSES	13	3.17	3.16	1.49	3.77	3.36	3.50	1.71	3.66
TOTAL OPER+FIX	13	8.02	6.84	6.57	8.80	8.51	8.10	7.14	9.17
LEASING EXP	13	4.37	2.37	.99	4.32				
TOTAL PAYROLL	14	.94	1.07	.92	1.06				
TOTAL CONTRACT	14	2.04	1.98	1.85	2.17				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9290	14
AVG SQFT/RETAIL TENANT	3249	9
AVG SQFT/OFFICE WORKER	236	13
AVG % OFFICE OCCUPANCY	86.5	14
AVG % RETAIL OCCUPANCY	76.5	9
AVG $ RATE YR-END RENT	21.87	13
RENTABLE/GROSS SQFT		

DETAIL*	[illegible]	BLDS
CLEANING TOTAL	.92	14
PAYROLL		
CONTRACT	.78	14
SUP/MAT/MISC	.07	13
TRASH REMOVAL	.07	14
REPR/MAINT TOTAL	1.27	14
PAYROLL	.55	13
ELEVATOR	.09	14
HVAC	.35	14
ELECTRICAL	.13	14
STRUCT/ROOF	.09	13
PLUMBING	.02	13
FIRE/LIFE SFTY	.02	13
OTHER MAINT/SUP	.13	13

DETAIL*	[illegible]	BLDS
UTILITIES TOTAL	1.61	14
ELECTRICAL	1.42	14
GAS	.12	12
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	14
RDS/GNDS/SEC TOTAL	.50	14
RDS/GNDS TOTAL	.20	14
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.17	14
RDS/GNDS OTHER	.07	4

DETAIL*	[illegible]	BLDS
SECURITY TOTAL	.34	13
SEC PAYROLL		
SEC CONTRACTS	.34	13
SEC OTHER		
ADMIN TOTAL	.78	14
PAYROLL	.63	13
MGMT FEES	.43	2
PROF FEES	.03	13
GEN OFC EXP	.05	13
OTHER ADM EXP	.06	13

DETAIL*	[illegible]	BLDS
FIXED EXP TOTAL	3.17	13
REAL ESTATE TAX	3.06	13
BUILDING INS	.06	13
PERS PROP TAX		
OTHER TAX	.02	12
LEASING EXPENSES	4.37	13
ADV/PROMOTION	.04	12
COMMISSIONS	.30	11
PROF FEES	.05	11
TENANT ALTS	4.68	12
BUY-OUTS		
OTHER LEASING		

DETAIL*	[illegible]	BLDS
TOTAL PAYROLL	.94	14
CLEANING		
REPAIR/MAINT	.55	13
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.63	13
TOTAL CONTRACTS	2.04	14
CLEANING	.78	14
REPAIR/MAINT	.67	14
RDS/GROUNDS	.17	14
SECURITY	.34	13
ADMINISTRATIVE	.14	14

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,204,373 SQ. FT.				1,157,116 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	4					17.80	17.50	15.86	19.43
RETAIL AREA	3	16.82	19.49						
OTHER AREA									
TOTAL RENT	4	17.71	17.59	16.16	19.06				
MISCELLANEOUS	3	.04	.04						
TOTAL INCOME	4	17.74	17.60	16.20	19.06				
EXPENSE									
CLEANING	5	.96	.99	.82	1.06	.99	.99	.86	1.09
REPAIR-MAINT	5	1.49	1.09	1.00	2.09	1.53	1.17	1.02	2.12
UTILITIES	5	1.76	1.75	1.30	2.15	1.76	1.75	1.30	2.15
RDS/GRNDS/SEC	5	.56	.60	.39	.72	.58	.65	.39	.77
ADMINISTRATIVE	5	.82	.74	.80	1.13	.86	.80	.82	1.17
TOTAL OPER EXP	5	5.58	5.20	5.02	6.22	5.81	5.44	5.28	6.43
FIXED EXPENSES	4	3.31	3.67	2.64	3.89	3.49	3.65	2.85	4.02
TOTAL OPER+FIX	4	8.65	8.80	7.86	9.52	9.11	9.17	8.20	9.91
LEASING EXP	4	1.21	.99	.61	1.83				
TOTAL PAYROLL	5	1.06	.96	.66	1.48				
TOTAL CONTRACT	5	2.31	2.17	1.96	2.67				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13113	5
AVG SQFT/RETAIL TENANT	3657	3
AVG SQFT/OFFICE WORKER	254	4
AVG % OFFICE OCCUPANCY	94.1	5
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	20.99	4
RENTABLE/GROSS SQFT		

DETAIL*	[illegible]	BLDS
CLEANING TOTAL	.96	5
PAYROLL		
CONTRACT	.81	5
SUP/MAT/MISC	.07	4
TRASH REMOVAL	.06	5
REPR/MAINT TOTAL	1.49	5
PAYROLL	.70	4
ELEVATOR	.11	5
HVAC	.43	5
ELECTRICAL	.16	5
STRUCT/ROOF	.09	4
PLUMBING	.01	5
FIRE/LIFE SFTY	.02	4
OTHER MAINT/SUP	.15	4

DETAIL*	[illegible]	BLDS
UTILITIES TOTAL	1.76	5
ELECTRICAL	1.57	5
GAS	.10	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	5
RDS/GNDS/SEC TOTAL	.56	5
RDS/GNDS TOTAL	.23	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.20	5
RDS/GNDS OTHER	.10	2

DETAIL*	[illegible]	BLDS
SECURITY TOTAL	.41	4
SEC PAYROLL		
SEC CONTRACTS	.40	4
SEC OTHER		
ADMIN TOTAL	.82	5
PAYROLL	.62	4
MGMT FEES	.43	2
PROF FEES	.02	4
GEN OFC EXP	.07	4
OTHER ADM EXP	.11	4

DETAIL*	[illegible]	BLDS
FIXED EXP TOTAL	3.31	4
REAL ESTATE TAX	3.19	4
BUILDING INS	.10	4
PERS PROP TAX		
OTHER TAX	.02	3
LEASING EXPENSES	1.21	4
ADV/PROMOTION	.07	3
COMMISSIONS	.22	3
PROF FEES	.04	2
TENANT ALTS	1.17	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	[illegible]	BLDS
TOTAL PAYROLL	1.06	5
CLEANING		
REPAIR/MAINT	.70	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.62	4
TOTAL CONTRACTS	2.31	5
CLEANING	.81	5
REPAIR/MAINT	.80	5
RDS/GROUNDS	.20	5
SECURITY	.40	4
ADMINISTRATIVE	.20	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Vancouver, BC

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS	2,198,316 SQ. FT.				2,132,882 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	15					15.96	10.99	5.56	22.18
RETAIL AREA	4	11.70	20.60						
OTHER AREA									
TOTAL RENT	15	16.99	12.97	6.08	21.12				
MISCELLANEOUS	11	.07	.02	.00	.17				
TOTAL INCOME	15	17.05	12.97	6.08	21.29				
EXPENSE									
CLEANING	15	.96	.88	.67	1.07	.97	.88	.67	1.10
REPAIR-MAINT	15	1.10	1.06	.80	1.43	1.13	1.06	.80	1.54
UTILITIES	15	1.56	1.25	.87	1.78	1.59	1.42	.87	1.85
RDS/GRNDS/SEC	15	.22	.18	.11	.27	.23	.18	.13	.28
ADMINISTRATIVE	15	1.35	.81	.46	1.78	1.39	.93	.46	1.89
TOTAL OPER EXP	15	5.17	4.29	3.63	6.03	5.30	4.57	3.66	6.20
FIXED EXPENSES	15	3.88	3.88	2.13	4.38	3.98	3.88	2.13	4.43
TOTAL OPER+FIX	15	9.05	8.52	5.93	10.18	9.29	8.52	6.63	10.34
LEASING EXP	12	1.27	.63	.16	3.09				
TOTAL PAYROLL	15	.87	.55	.37	1.12				
TOTAL CONTRACT	15	2.00	1.91	1.54	2.21				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6090	15
AVG SQFT/RETAIL TENANT	2898	4
AVG SQFT/OFFICE WORKER	192	7
AVG % OFFICE OCCUPANCY	90.2	15
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	17.18	14
RENTABLE/GROSS SQFT	.94	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.96	15
PAYROLL	.06	11
CONTRACT	.75	15
SUP/MAT/MISC	.12	13
TRASH REMOVAL	.04	13
REPR/MAINT TOTAL	1.10	15
PAYROLL	.37	12
ELEVATOR	.23	14
HVAC	.16	15
ELECTRICAL	.10	15
STRUCT/ROOF	.01	11
PLUMBING	.03	14
FIRE/LIFE SFTY	.09	8
OTHER MAINT/SUP	.29	15

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.56	15
ELECTRICAL	1.26	15
GAS	.18	11
FUEL OIL		
PURCH STEAM	.35	4
PURCH CH WTR		
COAL		
WATER/SEWER	.03	14
RDS/GNDS/SEC TOTAL	.22	15
RDS/GNDS TOTAL	.03	14
RDS/GNDS PAYRL	.04	4
RDS/GNDS CONTR	.03	9
RDS/GNDS OTHER	.03	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.19	14
SEC PAYROLL	.10	8
SEC CONTRACTS	.18	11
SEC OTHER		
ADMIN TOTAL	1.41	14
PAYROLL	.67	13
MGMT FEES	.55	12
PROF FEES	.04	12
GEN OFC EXP	.16	14
OTHER ADM EXP	.12	9

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.88	15
REAL ESTATE TAX	3.79	15
BUILDING INS	.09	15
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.27	12
ADV/PROMOTION	.04	8
COMMISSIONS	.23	9
PROF FEES	.38	2
TENANT ALTS	.93	9
BUY-OUTS		
OTHER LEASING	.16	5

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.87	15
CLEANING	.06	11
REPAIR/MAINT	.37	12
RDS/GROUNDS	.04	4
SECURITY	.10	8
ADMINISTRATIVE	.67	13
TOTAL CONTRACTS	2.00	15
CLEANING	.75	15
REPAIR/MAINT	.86	15
RDS/GROUNDS	.03	9
SECURITY	.18	11
ADMINISTRATIVE	.59	12

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,164,255 SQ. FT.				1,118,082 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					18.65	20.62	9.33	24.71
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	18.10	20.73	9.62	23.61				
MISCELLANEOUS	4	.06	.02	.00	.19				
TOTAL INCOME	7	18.14	20.73	9.62	23.77				
EXPENSE									
CLEANING	7	1.06	1.00	.82	1.15	1.09	1.12	.88	1.15
REPAIR-MAINT	7	1.26	1.06	.88	1.53	1.30	1.06	.88	1.74
UTILITIES	7	1.67	1.56	1.33	1.80	1.72	1.56	1.43	1.91
RDS/GRNDS/SEC	7	.28	.22	.16	.40	.29	.25	.16	.41
ADMINISTRATIVE	7	1.33	.72	.48	1.87	1.38	.93	.40	1.98
TOTAL OPER EXP	7	5.55	5.69	4.23	6.55	5.77	5.69	4.85	6.94
FIXED EXPENSES	7	3.80	4.22	3.32	4.36	3.96	4.22	3.37	4.43
TOTAL OPER+FIX	7	9.35	10.07	7.64	10.51	9.73	10.07	7.72	10.87
LEASING EXP	5	.69	.20	.14	1.86				
TOTAL PAYROLL	7	.87	.55	.37	1.15				
TOTAL CONTRACT	7	2.16	2.17	1.95	2.29				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6725	7
AVG SQFT/RETAIL TENANT	2909	2
AVG SQFT/OFFICE WORKER	193	5
AVG % OFFICE OCCUPANCY	92.0	7
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	17.60	7
RENTABLE/GROSS SQFT	1.00	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.06	7
PAYROLL	.07	4
CONTRACT	.87	7
SUP/MAT/MISC	.14	6
TRASH REMOVAL	.05	6
REPR/MAINT TOTAL	1.26	7
PAYROLL	.42	5
ELEVATOR	.22	7
HVAC	.21	7
ELECTRICAL	.12	7
STRUCT/ROOF	.01	4
PLUMBING	.05	6
FIRE/LIFE SFTY	.05	4
OTHER MAINT/SUP	.39	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.67	7
ELECTRICAL	1.37	7
GAS	.18	5
FUEL OIL		
PURCH STEAM	.32	3
PURCH CH WTR		
COAL		
WATER/SEWER	.03	6
RDS/GNDS/SEC TOTAL	.28	7
RDS/GNDS TOTAL	.04	7
RDS/GNDS PAYRL	.04	3
RDS/GNDS CONTR	.04	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.24	7
SEC PAYROLL	.13	4
SEC CONTRACTS	.23	5
SEC OTHER		
ADMIN TOTAL	1.44	6
PAYROLL	.70	5
MGMT FEES	.59	5
PROF FEES	.03	5
GEN OFC EXP	.18	6
OTHER ADM EXP	.16	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.80	7
REAL ESTATE TAX	3.72	7
BUILDING INS	.08	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.69	5
ADV/PROMOTION	.08	4
COMMISSIONS	.11	3
PROF FEES		
TENANT ALTS	.86	3
BUY-OUTS		
OTHER LEASING	.15	2

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.87	7
CLEANING	.07	4
REPAIR/MAINT	.42	5
RDS/GROUNDS	.04	3
SECURITY	.13	4
ADMINISTRATIVE	.70	5
TOTAL CONTRACTS	2.16	7
CLEANING	.87	7
REPAIR/MAINT	.60	7
RDS/GROUNDS	.04	4
SECURITY	.23	5
ADMINISTRATIVE	.62	5

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Victoria, BC

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	704,316 SQ. FT.				644,235 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					12.87	10.50	7.63	14.73
RETAIL AREA	4	14.96	13.12	9.32	15.82				
OTHER AREA									
TOTAL RENT	6	13.06	10.51	7.61	14.85				
MISCELLANEOUS									
TOTAL INCOME	6	13.06	10.51	7.61	14.85				
EXPENSE									
CLEANING	6	.53	.52	.47	.62	.56	.59	.48	.63
REPAIR-MAINT	6	1.02	.80	.51	1.18	1.09	.80	.51	1.34
UTILITIES	6	.96	.91	.75	1.18	.96	.91	.75	1.18
RDS/GRNDS/SEC	6	.07	.10	.03	.35	.06	.10	.03	.35
ADMINISTRATIVE	6	.24	.39	.13	.46	.26	.39	.15	.47
TOTAL OPER EXP	6	2.81	2.75	2.44	2.92	3.07	2.82	2.49	3.36
FIXED EXPENSES	6	1.20	1.36	.62	1.56	1.31	1.54	.64	1.67
TOTAL OPER+FIX	6	4.01	3.82	3.34	4.33	4.36	3.82	3.46	4.96
LEASING EXP	6	.15	.16	.11	.16				
TOTAL PAYROLL	6	.57	.60	.51	.74				
TOTAL CONTRACT	6	.96	.90	.45	1.09				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	37327	6
AVG SQFT/RETAIL TENANT	15020	4
AVG SQFT/OFFICE WORKER	199	5
AVG % OFFICE OCCUPANCY	96.5	6
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	15.49	6
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.53	6
PAYROLL	.04	6
CONTRACT	.50	4
SUP/MAT/MISC	.00	4
TRASH REMOVAL		
REPR/MAINT TOTAL	1.02	6
PAYROLL	.42	4
ELEVATOR	.05	6
HVAC	.19	4
ELECTRICAL	.06	6
STRUCT/ROOF	.12	4
PLUMBING	.01	6
FIRE/LIFE SFTY	.02	6
OTHER MAINT/SUP	.15	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	.96	6
ELECTRICAL	.74	6
GAS	.08	3
FUEL OIL	.06	2
PURCH STEAM	.52	2
PURCH CH WTR		
COAL		
WATER/SEWER	.03	5
RDS/GNDS/SEC TOTAL	.05	4
RDS/GNDS TOTAL	.04	4
RDS/GNDS PAYRL	.01	3
RDS/GNDS CONTR	.04	4
RDS/GNDS OTHER	.00	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.01	4
SEC PAYROLL		
SEC CONTRACTS	.01	4
SEC OTHER		
ADMIN TOTAL	.24	6
PAYROLL	.13	6
MGMT FEES		
PROF FEES		
GEN OFC EXP	.11	6
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.20	6
REAL ESTATE TAX	1.15	6
BUILDING INS	.06	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.15	6
ADV/PROMOTION	.16	3
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.57	6
CLEANING	.04	6
REPAIR/MAINT	.42	4
RDS/GROUNDS	.01	3
SECURITY		
ADMINISTRATIVE	.13	6
TOTAL CONTRACTS	.96	6
CLEANING	.50	4
REPAIR/MAINT	.45	6
RDS/GROUNDS	.04	4
SECURITY	.01	4
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	596,956 SQ. FT.				538,105 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					13.79	14.56		
RETAIL AREA	3	15.22	15.58						
OTHER AREA									
TOTAL RENT	3	13.93	14.77						
MISCELLANEOUS									
TOTAL INCOME	3	13.93	14.77						
EXPENSE									
CLEANING	3	.53	.52			.58	.61		
REPAIR-MAINT	3	1.10	1.15			1.19	1.15		
UTILITIES	3	.96	.91			.96	.91		
RDS/GRNDS/SEC	3	.05	.03			.06	.03		
ADMINISTRATIVE	3	.20	.13			.22	.17		
TOTAL OPER EXP	3	2.84	2.75			3.15	2.82		
FIXED EXPENSES	3	1.24	1.36			1.36	1.54		
TOTAL OPER+FIX	3	4.08	4.25			4.52	4.36		
LEASING EXP	3	.16	.16						
TOTAL PAYROLL	3	.56	.59						
TOTAL CONTRACT	3	1.06	1.05						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	66929	3
AVG SQFT/RETAIL TENANT	19284	3
AVG SQFT/OFFICE WORKER	195	3
AVG % OFFICE OCCUPANCY	99.3	3
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	16.29	3
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.53	3
PAYROLL	.02	3
CONTRACT	.51	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.10	3
PAYROLL	.42	3
ELEVATOR	.06	3
HVAC	.21	3
ELECTRICAL	.09	3
STRUCT/ROOF	.12	3
PLUMBING	.01	3
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.16	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	.96	3
ELECTRICAL	.90	3
GAS		
FUEL OIL	.06	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	3
RDS/GNDS/SEC TOTAL	.05	3
RDS/GNDS TOTAL	.04	3
RDS/GNDS PAYRL	.01	2
RDS/GNDS CONTR	.04	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.00	3
SEC PAYROLL		
SEC CONTRACTS	.00	3
SEC OTHER		
ADMIN TOTAL	.20	3
PAYROLL	.11	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.09	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.24	3
REAL ESTATE TAX	1.20	3
BUILDING INS	.06	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.16	2
ADV/PROMOTION	.16	2
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.56	3
CLEANING	.02	3
REPAIR/MAINT	.42	3
RDS/GROUNDS	.01	2
SECURITY		
ADMINISTRATIVE	.11	3
TOTAL CONTRACTS	1.06	3
CLEANING	.51	3
REPAIR/MAINT	.50	3
RDS/GROUNDS	.04	3
SECURITY	.00	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Canada Government Sector: Special Studies

All Buildings – 1988

2-Year Comparison of Identical Buildings

5-Year Comparison of Identical Buildings

All-Electric Buildings

All Buildings — 1988

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	156 BLDS	26,212,402 SQ. FT.				22,793,153 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	79					15.66	11.59	9.06	16.30
RETAIL AREA	7	9.64	10.23	8.09	19.48				
OTHER AREA	19	24.77	10.17	7.04	17.67				
TOTAL RENT	79	14.68	10.86	8.85	15.39				
MISCELLANEOUS									
TOTAL INCOME	80	14.86	11.17	8.85	16.09				
EXPENSE									
CLEANING	151	.88	.81	.58	1.05	.89	.81	.58	1.06
REPAIR-MAINT	148	1.59	1.29	.92	1.74	1.61	1.29	.92	1.74
UTILITIES	155	1.58	1.32	.96	1.67	1.59	1.32	.96	1.67
RDS/GRNDS/SEC	145	.28	.16	.04	.38	.31	.16	.04	.39
ADMINISTRATIVE	132	.28	.25	.13	.46	.30	.28	.13	.49
TOTAL OPER EXP	143	4.35	3.96	3.43	4.97	4.60	4.44	3.63	5.38
FIXED EXPENSES	70	3.36	1.61	.93	2.83	3.74	1.72	.93	3.12
TOTAL OPER+FIX	67	7.21	5.43	4.06	7.13	8.04	5.99	4.44	7.79
LEASING EXP	26	.16	.16	.16	.16				
TOTAL PAYROLL	129	.67	.71	.41	1.02				
TOTAL CONTRACT	156	1.64	1.66	1.10	2.06				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	21790	112
AVG SQFT/RETAIL TENANT	4302	17
AVG SQFT/OFFICE WORKER	221	90
AVG % OFFICE OCCUPANCY	96.0	149
AVG % RETAIL OCCUPANCY	91.8	27
AVG $ RATE YR-END RENT	13.03	39
RENTABLE/GROSS SQFT	.90	111

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.88	151
PAYROLL	.27	92
CONTRACT	.73	148
SUP/MAT/MISC	.03	55
TRASH REMOVAL	.02	48
REPR/MAINT TOTAL	1.59	148
PAYROLL	.57	119
ELEVATOR	.18	133
HVAC	.28	147
ELECTRICAL	.06	142
STRUCT/ROOF	.20	139
PLUMBING	.05	136
FIRE/LIFE SFTY	.05	125
OTHER MAINT/SUP	.28	131

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.58	155
ELECTRICAL	1.14	154
GAS	.21	76
FUEL OIL	.07	44
PURCH STEAM	.60	37
PURCH CH WTR	.04	3
COAL		
WATER/SEWER	.10	122
RDS/GNDS/SEC TOTAL	.28	145
RDS/GNDS TOTAL	.10	137
RDS/GNDS PAYRL	.06	74
RDS/GNDS CONTR	.07	115
RDS/GNDS OTHER	.03	38

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.32	86
SEC PAYROLL	.22	46
SEC CONTRACTS	.23	60
SEC OTHER	.02	10
ADMIN TOTAL	.28	132
PAYROLL	.20	76
MGMT FEES	.58	13
PROF FEES		
GEN OFC EXP	.04	47
OTHER ADM EXP	.07	58

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.36	69
REAL ESTATE TAX	3.44	67
BUILDING INS	.04	29
PERS PROP TAX		
OTHER TAX	1.01	2
LEASING EXPENSES	.16	26
ADV/PROMOTION	.16	26
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.67	129
CLEANING	.27	92
REPAIR/MAINT	.57	119
RDS/GROUNDS	.06	74
SECURITY	.22	46
ADMINISTRATIVE	.20	76
TOTAL CONTRACTS	1.64	156
CLEANING	.73	148
REPAIR/MAINT	.80	149
RDS/GROUNDS	.07	115
SECURITY	.23	60
ADMINISTRATIVE	.47	14

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Comparison of Identical Buildings (2 Year)

1987

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	131 BLDS	22,973,520 SQ. FT.				20,810,942 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	27					12.01	11.73	9.98	12.89
RETAIL AREA									
OTHER AREA	15	5.23	11.19	5.70	13.57				
TOTAL RENT	28	8.42	10.65	8.88	12.40				
MISCELLANEOUS									
TOTAL INCOME	28	8.58	10.65	8.88	12.40				
EXPENSE									
CLEANING	130	.79	.78	.55	1.09	.80	.79	.55	1.10
REPAIR-MAINT	131	1.42	1.28	.84	1.81	1.44	1.31	.87	1.81
UTILITIES	129	1.52	1.26	1.02	1.69	1.54	1.27	1.02	1.71
RDS/GRNDS/SEC	112	.20	.15	.04	.44	.22	.16	.05	.46
ADMINISTRATIVE	130	.35	.24	.14	.49	.38	.26	.15	.51
TOTAL OPER EXP	131	4.21	4.06	3.40	5.38	4.65	4.28	3.58	5.81
FIXED EXPENSES	20	1.83	.97	.61	1.28	1.88	.97	.66	1.29
TOTAL OPER+FIX	131	4.27	4.21	3.47	5.41	4.71	4.62	3.72	5.84
LEASING EXP	3	.01	.01						
TOTAL PAYROLL	112	.79	.62	.35	1.08				
TOTAL CONTRACT	131	1.90	1.83	1.14	2.60				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	45218	122
AVG SQFT/RETAIL TENANT	3335	24
AVG SQFT/OFFICE WORKER	255	69
AVG % OFFICE OCCUPANCY	97.2	127
AVG % RETAIL OCCUPANCY	89.2	26
AVG $ RATE YR-END RENT	11.00	6
RENTABLE/GROSS SQFT .	.88	124

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.79	130
PAYROLL	.30	62
CONTRACT	.66	128
SUP/MAT/MISC	.04	30
TRASH REMOVAL	.02	30
REPR/MAINT TOTAL	1.42	131
PAYROLL	.59	72
ELEVATOR	.18	118
HVAC	.31	130
ELECTRICAL	.06	126
STRUCT/ROOF	.21	122
PLUMBING	.03	116
FIRE/LIFE SFTY	.07	114
OTHER MAINT/SUP	.38	110

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.52	129
ELECTRICAL	1.06	128
GAS	.21	69
FUEL OIL	.06	38
PURCH STEAM	.60	35
PURCH CH WTR		
COAL	.05	3
WATER/SEWER	.11	100
RDS/GNDS/SEC TOTAL	.20	112
RDS/GNDS TOTAL	.08	110
RDS/GNDS PAYRL	.06	54
RDS/GNDS CONTR	.05	106
RDS/GNDS OTHER	.04	24

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.26	57
SEC PAYROLL	.16	41
SEC CONTRACTS	.20	38
SEC OTHER	.03	6
ADMIN TOTAL	.35	130
PAYROLL	.31	107
MGMT FEES		
PROF FEES		
GEN OFC EXP	.11	30
OTHER ADM EXP	.07	68

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.92	19
REAL ESTATE TAX	1.99	18
BUILDING INS	.04	18
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.01	3
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS	.01	3
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.79	112
CLEANING	.30	62
REPAIR/MAINT	.59	72
RDS/GROUNDS	.06	54
SECURITY	.16	41
ADMINISTRATIVE	.31	107
TOTAL CONTRACTS	1.90	131
CLEANING	.66	128
REPAIR/MAINT	1.15	130
RDS/GROUNDS	.05	106
SECURITY	.20	38
ADMINISTRATIVE	.25	19

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

1988

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	131 BLDS	22,798,289 SQ. FT.				20,552,402 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	60					17.39	12.50	10.19	17.77
RETAIL AREA	6	12.74	12.98	9.56	23.26				
OTHER AREA	19	24.77	10.17	7.04	17.67				
TOTAL RENT	60	16.19	12.21	9.75	17.62				
MISCELLANEOUS									
TOTAL INCOME	61	16.36	12.28	9.75	17.69				
EXPENSE									
CLEANING	127	.88	.81	.56	1.06	.89	.81	.56	1.10
REPAIR-MAINT	123	1.58	1.39	.96	1.79	1.59	1.40	.96	1.81
UTILITIES	130	1.59	1.32	1.00	1.67	1.59	1.32	1.00	1.67
RDS/GRNDS/SEC	120	.25	.18	.04	.44	.28	.20	.04	.52
ADMINISTRATIVE	112	.24	.23	.11	.44	.27	.23	.12	.46
TOTAL OPER EXP	119	4.37	4.06	3.46	4.99	4.84	4.54	3.78	5.44
FIXED EXPENSES	55	3.80	1.66	1.01	3.00	4.26	1.92	1.03	3.42
TOTAL OPER+FIX	53	7.42	5.52	4.60	7.35	8.31	6.62	4.66	8.56
LEASING EXP	18	.16	.16	.16	.16				
TOTAL PAYROLL	111	.85	.70	.38	1.16				
TOTAL CONTRACT	131	1.69	1.68	1.12	2.17				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	22476	90
AVG SQFT/RETAIL TENANT	3533	16
AVG SQFT/OFFICE WORKER	218	75
AVG % OFFICE OCCUPANCY	98.3	127
AVG % RETAIL OCCUPANCY	90.4	26
AVG $ RATE YR-END RENT	14.42	23
RENTABLE/GROSS SQFT	.91	103

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.88	127
PAYROLL	.26	76
CONTRACT	.73	125
SUP/MAT/MISC	.03	52
TRASH REMOVAL	.02	42
REPR/MAINT TOTAL	1.58	123
PAYROLL	.57	106
ELEVATOR	.18	112
HVAC	.29	124
ELECTRICAL	.06	121
STRUCT/ROOF	.19	117
PLUMBING	.05	118
FIRE/LIFE SFTY	.05	111
OTHER MAINT/SUP	.26	115

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.59	130
ELECTRICAL	1.13	129
GAS	.21	68
FUEL OIL	.05	35
PURCH STEAM	.62	35
PURCH CH WTR		
COAL		
WATER/SEWER	.10	103
RDS/GNDS/SEC TOTAL	.25	120
RDS/GNDS TOTAL	.10	116
RDS/GNDS PAYRL	.05	67
RDS/GNDS CONTR	.07	104
RDS/GNDS OTHER	.03	35

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.28	69
SEC PAYROLL	.16	38
SEC CONTRACTS	.23	49
SEC OTHER	.02	5
ADMIN TOTAL	.24	112
PAYROLL	.18	66
MGMT FEES	.64	12
PROF FEES		
GEN OFC EXP	.03	39
OTHER ADM EXP	.07	56

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.80	54
REAL ESTATE TAX	3.81	54
BUILDING INS	.04	18
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.16	17
ADV/PROMOTION	.16	18
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.85	111
CLEANING	.26	76
REPAIR/MAINT	.57	106
RDS/GROUNDS	.05	67
SECURITY	.16	38
ADMINISTRATIVE	.18	66
TOTAL CONTRACTS	1.69	131
CLEANING	.73	125
REPAIR/MAINT	.82	125
RDS/GROUNDS	.07	104
SECURITY	.23	49
ADMINISTRATIVE	.64	12

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.
As of 1989 ADMIN LEGAL + AUDIT = PROF FEES; LEASING COMM & PROF FEES separate; OTHER LEASING introduced.

Comparison of Identical Buildings (5 Year)

1984

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	71 BLDS	13,597,298 SQ. FT.				12,167,349 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					13.34	12.93	10.08	15.66
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	12.25	11.43	9.34	13.59				
MISCELLANEOUS									
TOTAL INCOME	4	12.25	11.43	9.34	13.59				
EXPENSE									
CLEANING	71	.69	.68	.44	1.00	.69	.68	.44	1.00
REPAIR-MAINT	71	.73	.58	.45	.94	.74	.59	.46	.94
UTILITIES	71	1.28	1.17	.86	1.46	1.29	1.17	.86	1.48
RDS/GRNDS/SEC	59	.20	.06	.01	.33	.22	.06	.02	.36
ADMINISTRATIVE	38	.03	.01	.00	.06	.04	.01	.00	.10
TOTAL OPER EXP	71	2.90	2.83	2.06	3.70	3.24	3.06	2.25	4.28
FIXED EXPENSES	3	1.20	.89			1.29	1.20		
TOTAL OPER+FIX	71	2.90	2.83	2.06	3.85	3.25	3.07	2.25	4.39
LEASING EXP									
TOTAL PAYROLL	50	.79	.50	.31	1.31				
TOTAL CONTRACT	71	1.05	1.02	.79	1.25				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14259	16
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	229	8
AVG % OFFICE OCCUPANCY	97.3	66
AVG % RETAIL OCCUPANCY	66.7	13
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.89	15

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.79	12
PAYROLL	.04	6
CONTRACT	.77	12
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	.75	12
PAYROLL	.26	11
ELEVATOR	.06	10
HVAC	.20	11
ELECTRICAL	.12	11
STRUCT/ROOF	.04	3
PLUMBING	.05	10
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.27	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	32.62	4
ELECTRICAL	.92	12
GAS	.06	2
FUEL OIL	.22	7
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.02	8
RDS/GNDS/SEC TOTAL	.22	12
RDS/GNDS TOTAL	.04	10
RDS/GNDS PAYRL	.00	3
RDS/GNDS CONTR	.04	10
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.18	12
SEC PAYROLL	.00	3
SEC CONTRACTS	.19	11
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.79	50
CLEANING	.04	6
REPAIR/MAINT	.26	11
RDS/GROUNDS	.00	3
SECURITY	.00	3
ADMINISTRATIVE		
TOTAL CONTRACTS	1.05	71
CLEANING	.77	12
REPAIR/MAINT	.48	12
RDS/GROUNDS	.04	10
SECURITY	.19	11
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

1985

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	71 BLDS	13,903,492 SQ. FT.				12,406,260 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	71	.65	.59	.43	.99	.65	.59	.43	.99
REPAIR-MAINT	71	.72	.61	.44	.89	.72	.61	.45	.89
UTILITIES	71	1.25	1.12	.91	1.49	1.26	1.12	.91	1.50
RDS/GRNDS/SEC	56	.23	.08	.01	.38	.26	.09	.02	.44
ADMINISTRATIVE	42	.07	.05	.01	.15	.07	.05	.01	.16
TOTAL OPER EXP	71	2.84	2.78	2.09	3.74	3.18	2.94	2.34	4.16
FIXED EXPENSES									
TOTAL OPER+FIX	71	2.84	2.78	2.09	3.74	3.16	2.94	2.34	4.16
LEASING EXP									
TOTAL PAYROLL	57	.83	.43	.23	1.10				
TOTAL CONTRACT	71	.86	.78	.35	.97				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	60969	70
AVG SQFT/RETAIL TENANT	652	9
AVG SQFT/OFFICE WORKER	247	8
AVG % OFFICE OCCUPANCY	97.5	71
AVG % RETAIL OCCUPANCY	75.1	10
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.90	15

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.65	69
PAYROLL	1.02	19
CONTRACT	.36	57
SUP/MAT/MISC	.01	44
TRASH REMOVAL	.01	25
REPR/MAINT TOTAL	.72	69
PAYROLL	.31	39
ELEVATOR	.18	52
HVAC	.05	53
ELECTRICAL	.03	56
STRUCT/ROOF	.06	4
PLUMBING	.07	58
FIRE/LIFE SFTY	.02	4
OTHER MAINT/SUP	.18	55

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.27	69
ELECTRICAL	.87	59
GAS	.18	30
FUEL OIL	.20	9
PURCH STEAM	.56	22
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.24	44
RDS/GNDS TOTAL	.03	20
RDS/GNDS PAYRL	.00	3
RDS/GNDS CONTR	.03	19
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.25	38
SEC PAYROLL	.01	3
SEC CONTRACTS	.25	38
SEC OTHER		
ADMIN TOTAL	.06	30
PAYROLL	.13	12
MGMT FEES		
PROF FEES	.00	2
GEN OFC EXP	.00	11
OTHER ADM EXP	.01	23

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.83	57
CLEANING	1.02	19
REPAIR/MAINT	.31	39
RDS/GROUNDS	.00	3
SECURITY	.01	3
ADMINISTRATIVE	.13	12
TOTAL CONTRACTS	.86	71
CLEANING	.36	57
REPAIR/MAINT	.06	59
RDS/GROUNDS	.03	19
SECURITY	.25	38
ADMINISTRATIVE	.00	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

As of 1989 ADMIN LEGAL + AUDIT = PROF FEES; LEASING COMM & PROF FEES separate; OTHER LEASING introduced.

Comparison of Identical Buildings (5 Year)

1986

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	70 BLDS	13,862,400 SQ. FT.				12,363,886 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	35					2.44	.50	.18	9.11
RETAIL AREA	3	12.58	10.48						
OTHER AREA									
TOTAL RENT	36	2.15	.38	.17	9.10				
MISCELLANEOUS	6	.30	.06	.01	.30				
TOTAL INCOME	36	2.19	.39	.18	9.10				
EXPENSE									
CLEANING	70	.66	.51	.40	.83	.66	.51	.40	.83
REPAIR-MAINT	70	1.11	.92	.66	1.37	1.12	.92	.66	1.37
UTILITIES	70	1.42	1.25	.99	1.48	1.43	1.25	.99	1.51
RDS/GRNDS/SEC	59	.06	.07	.01	.14	.07	.06	.01	.16
ADMINISTRATIVE	57	.05	.05	.01	.12	.06	.05	.01	.14
TOTAL OPER EXP	70	3.27	3.28	2.33	3.85	3.66	3.60	2.65	4.10
FIXED EXPENSES									
TOTAL OPER+FIX	70	3.27	3.28	2.33	3.85	3.66	3.60	2.65	4.10
LEASING EXP	6	.01	.01	.00	.02				
TOTAL PAYROLL	19	1.34	.50	.38	.78				
TOTAL CONTRACT	70	1.56	1.55	.94	2.31				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	87479	70
AVG SQFT/RETAIL TENANT	681	15
AVG SQFT/OFFICE WORKER	246	15
AVG % OFFICE OCCUPANCY	96.9	70
AVG % RETAIL OCCUPANCY	73.1	15
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.99	70

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.69	15
PAYROLL	.02	13
CONTRACT	.67	15
SUP/MAT/MISC	.00	4
TRASH REMOVAL		
REPR/MAINT TOTAL	.74	15
PAYROLL	.34	15
ELEVATOR	.06	11
HVAC	.13	15
ELECTRICAL	.06	15
STRUCT/ROOF	.10	4
PLUMBING	.02	15
FIRE/LIFE SFTY	.02	15
OTHER MAINT/SUP	.13	11

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.20	16
ELECTRICAL	.66	15
GAS	.12	6
FUEL OIL	.11	3
PURCH STEAM	1.00	4
PURCH CH WTR		
COAL		
WATER/SEWER	.04	11
RDS/GNDS/SEC TOTAL	.20	16
RDS/GNDS TOTAL	.06	15
RDS/GNDS PAYRL	.01	12
RDS/GNDS CONTR	.06	14
RDS/GNDS OTHER	.00	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.14	14
SEC PAYROLL	.02	9
SEC CONTRACTS	.13	13
SEC OTHER		
ADMIN TOTAL	.12	16
PAYROLL	.11	16
MGMT FEES		
PROF FEES		
GEN OFC EXP	.02	11
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.34	19
CLEANING	.02	13
REPAIR/MAINT	.34	15
RDS/GROUNDS	.01	12
SECURITY	.02	9
ADMINISTRATIVE	.11	16
TOTAL CONTRACTS	1.56	70
CLEANING	.67	15
REPAIR/MAINT	.39	4
RDS/GROUNDS	.06	14
SECURITY	.13	13
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

1987

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	70 BLDS	13,714,486 SQ. FT.				12,223,964 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	13					12.72	10.49	9.08	14.11
RETAIL AREA	3	12.01	10.48						
OTHER AREA	3	8.55	9.15						
TOTAL RENT	14	8.28	10.02	8.85	13.06				
MISCELLANEOUS									
TOTAL INCOME	14	8.50	10.02	8.85	13.06				
EXPENSE									
CLEANING	69	.57	.61	.45	.87	.57	.61	.46	.87
REPAIR-MAINT	70	1.53	1.52	.91	2.06	1.54	1.52	.91	2.06
UTILITIES	69	1.42	1.23	1.02	1.65	1.43	1.23	1.02	1.66
RDS/GRNDS/SEC	52	.07	.07	.01	.16	.07	.07	.01	.18
ADMINISTRATIVE	70	.40	.35	.15	.57	.45	.40	.18	.60
TOTAL OPER EXP	70	3.94	4.02	3.03	5.57	4.42	4.24	3.41	5.84
FIXED EXPENSES	12	.83	.61	.22	1.00	.90	.66	.23	1.00
TOTAL OPER+FIX	70	3.98	4.04	3.11	5.57	4.47	4.48	3.45	6.04
LEASING EXP									
TOTAL PAYROLL	53	.45	.42	.20	.80				
TOTAL CONTRACT	70	2.10	2.09	1.35	2.99				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	88583	66
AVG SQFT/RETAIL TENANT	326	5
AVG SQFT/OFFICE WORKER	202	15
AVG % OFFICE OCCUPANCY	95.9	67
AVG % RETAIL OCCUPANCY	46.3	6
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.98	68

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.57	69
PAYROLL	.12	15
CONTRACT	.56	69
SUP/MAT/MISC	.00	4
TRASH REMOVAL		
REPR/MAINT TOTAL	1.53	70
PAYROLL	.44	17
ELEVATOR	.19	61
HVAC	.37	67
ELECTRICAL	.09	65
STRUCT/ROOF	.27	68
PLUMBING	.04	67
FIRE/LIFE SFTY	.10	66
OTHER MAINT/SUP	.47	66

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.42	69
ELECTRICAL	.96	66
GAS	.13	36
FUEL OIL	.05	28
PURCH STEAM	.51	23
PURCH CH WTR		
COAL	.05	2
WATER/SEWER	.10	62
RDS/GNDS/SEC TOTAL	.07	52
RDS/GNDS TOTAL	.06	52
RDS/GNDS PAYRL	.01	13
RDS/GNDS CONTR	.05	51
RDS/GNDS OTHER	.01	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.13	12
SEC PAYROLL	.00	6
SEC CONTRACTS	.14	10
SEC OTHER	.00	3
ADMIN TOTAL	.40	70
PAYROLL	.39	53
MGMT FEES		
PROF FEES		
GEN OFC EXP	.21	13
OTHER ADM EXP	.06	53

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.87	11
REAL ESTATE TAX	.86	10
BUILDING INS	.04	11
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.45	53
CLEANING	.12	15
REPAIR/MAINT	.44	17
RDS/GROUNDS	.01	13
SECURITY	.00	6
ADMINISTRATIVE	.39	53
TOTAL CONTRACTS	2.10	70
CLEANING	.56	69
REPAIR/MAINT	1.48	70
RDS/GROUNDS	.05	51
SECURITY	.14	10
ADMINISTRATIVE	.14	16

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.
As of 1989 ADMIN LEGAL + AUDIT = PROF FEES; LEASING COMM & PROF FEES separate; OTHER LEASING introduced.

Comparison of Identical Buildings (5 Year)

1988

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	67 BLDS	17,206,452 SQ. FT.				15,193,446 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	44					17.68	15.48	10.54	19.42
RETAIL AREA	6	12.74	12.96	9.56	23.26				
OTHER AREA	18	13.49	10.10	5.04	17.11				
TOTAL RENT	45	16.57	13.53	9.84	19.16				
MISCELLANEOUS									
TOTAL INCOME	45	16.58	13.53	9.84	19.16				
EXPENSE									
CLEANING	65	.53	.63	.46	.99	.53	.63	.46	.99
REPAIR-MAINT	59	1.38	1.56	.84	2.05	1.39	1.56	.84	2.05
UTILITIES	66	1.21	1.29	.96	1.64	1.21	1.29	.96	1.64
RDS/GRNDS/SEC	58	.10	.10	.01	.23	.12	.11	.01	.25
ADMINISTRATIVE	63	.16	.14	.06	.39	.16	.15	.06	.44
TOTAL OPER EXP	58	3.19	3.92	3.37	4.92	3.62	4.39	3.55	5.39
FIXED EXPENSES	30	2.44	1.38	.92	2.57	2.69	1.67	.92	2.87
TOTAL OPER+FIX	28	6.12	5.36	3.96	6.65	6.73	5.99	4.17	7.71
LEASING EXP	8	.16	.16	.16	.16				
TOTAL PAYROLL	52	.46	.54	.31	.89				
TOTAL CONTRACT	67	1.31	1.67	1.05	2.16				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18095	32
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	183	20
AVG % OFFICE OCCUPANCY	98.9	64
AVG % RETAIL OCCUPANCY	99.5	10
AVG $ RATE YR-END RENT	13.22	10
RENTABLE/GROSS SQFT	1.00	57

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.53	65
PAYROLL	.15	28
CONTRACT	.49	64
SUP/MAT/MISC	.01	15
TRASH REMOVAL	.02	15
REPR/MAINT TOTAL	1.38	59
PAYROLL	.40	50
ELEVATOR	.16	52
HVAC	.21	61
ELECTRICAL	.06	59
STRUCT/ROOF	.21	59
PLUMBING	.04	59
FIRE/LIFE SFTY	.05	58
OTHER MAINT/SUP	.26	57

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.21	66
ELECTRICAL	.81	65
GAS	.09	33
FUEL OIL	.03	23
PURCH STEAM	.39	25
PURCH CH WTR		
COAL		
WATER/SEWER	.06	60
RDS/GNDS/SEC TOTAL	.10	58
RDS/GNDS TOTAL	.07	57
RDS/GNDS PAYRL	.03	19
RDS/GNDS CONTR	.05	51
RDS/GNDS OTHER	.02	13

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.22	18
SEC PAYROLL	.00	5
SEC CONTRACTS	.23	15
SEC OTHER	.06	2
ADMIN TOTAL	.16	63
PAYROLL	.13	24
MGMT FEES	.63	10
PROF FEES		
GEN OFC EXP	.02	25
OTHER ADM EXP	.05	38

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.43	29
REAL ESTATE TAX	2.45	29
BUILDING INS	.03	8
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.16	8
ADV/PROMOTION	.16	8
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.46	52
CLEANING	.15	28
REPAIR/MAINT	.40	50
RDS/GROUNDS	.03	19
SECURITY	.00	5
ADMINISTRATIVE	.13	24
TOTAL CONTRACTS	1.31	67
CLEANING	.49	64
REPAIR/MAINT	.73	61
RDS/GROUNDS	.05	51
SECURITY	.23	15
ADMINISTRATIVE	.63	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

As of 1989 ADMIN LEGAL + AUDIT = PROF FEES; LEASING COMM & PROF FEES seperate; OTHER LEASING introduced.

All Electric Buildings

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	19 BLDS	2,919,209 SQ. FT.				2,422,639 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					12.09	11.46	8.47	13.10
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	12.09	11.46	8.47	13.10				
MISCELLANEOUS									
TOTAL INCOME	5	12.09	11.46	8.47	13.10				
EXPENSE									
CLEANING	19	.71	.76	.65	.93	.71	.76	.65	.93
REPAIR-MAINT	19	.94	.92	.58	1.09	.94	.92	.58	1.09
UTILITIES	19	1.50	1.52	1.22	1.64	1.50	1.52	1.22	1.64
RDS/GRNDS/SEC	19	.21	.16	.09	.38	.25	.17	.12	.50
ADMINISTRATIVE	6	.89	.26	.14	1.30	.90	.26	.14	1.30
TOTAL OPER EXP	19	3.45	3.43	3.02	4.21	4.16	4.26	3.42	5.09
FIXED EXPENSES	15	5.04	2.43	1.75	3.16	6.12	2.61	2.18	3.87
TOTAL OPER+FIX	15	8.36	5.60	5.17	7.57	10.15	7.28	5.20	9.31
LEASING EXP	2	.16	.16						
TOTAL PAYROLL	17	.44	.34	.20	.63				
TOTAL CONTRACT	19	1.38	1.53	1.13	1.97				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16904	17
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	237	16
AVG % OFFICE OCCUPANCY	98.4	19
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.35	5
RENTABLE/GROSS SQFT	.79	11

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.71	19	**UTILITIES TOTAL**	1.50	19	SECURITY TOTAL	.15	14	**FIXED EXP TOTAL**	5.04	15	**TOTAL PAYROLL**	.44	17
PAYROLL	.03	15	ELECTRICAL	1.50	19	SEC PAYROLL	.00	12	REAL ESTATE TAX	5.04	15	CLEANING	.03	15
CONTRACT	.67	18	GAS			SEC CONTRACTS	.15	11	BUILDING INS	.05	3	REPAIR/MAINT	.40	16
SUP/MAT/MISC	.00	5	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.00	12
TRASH REMOVAL	.03	10	PURCH STEAM			**ADMIN TOTAL**	.89	6	OTHER TAX			SECURITY	.00	12
REPR/MAINT TOTAL	.94	19	PURCH CH WTR			PAYROLL	.15	3	**LEASING EXPENSES**	.16	2	ADMINISTRATIVE	.15	3
PAYROLL	.40	16	COAL			MGMT FEES			ADV/PROMOTION	.16	2	**TOTAL CONTRACTS**	1.38	19
ELEVATOR	.13	18	WATER/SEWER	.03	5	PROF FEES			COMMISSIONS			CLEANING	.67	18
HVAC	.22	19	**RDS/GNDS/SEC TOTAL**	.21	19	GEN OFC EXP			PROF FEES			REPAIR/MAINT	.53	19
ELECTRICAL	.05	18	RDS/GNDS TOTAL	.07	19	OTHER ADM EXP	.13	2	TENANT ALTS			RDS/GROUNDS	.06	16
STRUCT/ROOF	.07	18	RDS/GNDS PAYRL	.00	12				BUY-OUTS			SECURITY	.15	11
PLUMBING	.03	18	RDS/GNDS CONTR	.06	16				OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY	.02	16	RDS/GNDS OTHER	.01	3									
OTHER MAINT/SUP	.03	17												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	193,651 SQ. FT.				180,293 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					11.24	10.96	8.47	12.30
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	11.24	10.96	8.47	12.30				
MISCELLANEOUS									
TOTAL INCOME	4	11.24	10.96	8.47	12.30				
EXPENSE									
CLEANING	6	.79	.81	.64	1.02	.79	.81	.64	1.02
REPAIR-MAINT	6	.94	.83	.66	.96	.94	.83	.66	.96
UTILITIES	6	1.48	1.23	1.13	1.93	1.48	1.23	1.13	1.93
RDS/GRNDS/SEC	6	.24	.15	.04	.26	.26	.15	.04	.33
ADMINISTRATIVE	4	.87	.26	.18	1.28	.87	.26	.18	1.28
TOTAL OPER EXP	6	3.99	3.55	2.67	4.21	4.29	3.86	2.67	5.44
FIXED EXPENSES	5	2.15	2.54	.93	2.82	2.35	2.54	.93	3.48
TOTAL OPER+FIX	5	5.46	5.20	3.77	6.87	5.96	5.20	3.77	8.47
LEASING EXP	2	.16	.16						
TOTAL PAYROLL	5	.39	.39	.16	.78				
TOTAL CONTRACT	6	1.62	1.70	.84	2.36				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9296	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	215	4
AVG % OFFICE OCCUPANCY	98.0	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.24	4
RENTABLE/GROSS SQFT	.84	2

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.79	6	**UTILITIES TOTAL**	1.48	6	SECURITY TOTAL	.21	2	**FIXED EXP TOTAL**	2.15	5	**TOTAL PAYROLL**	.39	5
PAYROLL	.13	5	ELECTRICAL	1.47	6	SEC PAYROLL			REAL ESTATE TAX	2.12	5	CLEANING	.13	5
CONTRACT	.76	5	GAS			SEC CONTRACTS			BUILDING INS	.05	3	REPAIR/MAINT	.21	4
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.01	2
TRASH REMOVAL	.05	2	PURCH STEAM			**ADMIN TOTAL**	.87	4	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.94	6	PURCH CH WTR			PAYROLL	.15	3	**LEASING EXPENSES**	.16	2	ADMINISTRATIVE	.15	3
PAYROLL	.21	4	COAL			MGMT FEES			ADV/PROMOTION	.16	2	**TOTAL CONTRACTS**	1.62	6
ELEVATOR	.08	5	WATER/SEWER	.03	4	PROF FEES			COMMISSIONS			CLEANING	.76	5
HVAC	.17	6	**RDS/GNDS/SEC TOTAL**	.24	6	GEN OFC EXP			PROF FEES			REPAIR/MAINT	.76	6
ELECTRICAL	.11	5	RDS/GNDS TOTAL	.16	6	OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.19	4
STRUCT/ROOF	.43	5	RDS/GNDS PAYRL	.01	2				BUY-OUTS			SECURITY		
PLUMBING	.03	5	RDS/GNDS CONTR	.19	4				OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY	.02	4	RDS/GNDS OTHER											
OTHER MAINT/SUP	.05	5												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

All Electric Buildings

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	169,433 SQ. FT.				138,166 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	.82	.85			.82	.85		
REPAIR-MAINT	3	1.16	.89			1.16	.89		
UTILITIES	3	1.61	1.59			1.61	1.59		
RDS/GRNDS/SEC	2	.10	.10			.12	.12		
ADMINISTRATIVE									
TOTAL OPER EXP	3	3.75	3.42			4.29	4.25		
FIXED EXPENSES	2	2.04	2.03			2.45	2.43		
TOTAL OPER+FIX	2	5.35	5.35			6.43	6.43		
LEASING EXP									
TOTAL PAYROLL	3	.47	.50						
TOTAL CONTRACT	3	1.45	1.36						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12451	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	316	3
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.91	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.82	3
PAYROLL	.02	2
CONTRACT	.80	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.16	3
PAYROLL	.45	3
ELEVATOR	.06	3
HVAC	.16	3
ELECTRICAL	.13	3
STRUCT/ROOF	.11	3
PLUMBING	.05	3
FIRE/LIFE SFTY	.04	3
OTHER MAINT/SUP	.16	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.61	3
ELECTRICAL	1.61	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.10	3
RDS/GNDS TOTAL	.10	3
RDS/GNDS PAYRL	.01	2
RDS/GNDS CONTR	.09	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.01	2
SEC PAYROLL	.00	2
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.04	2
REAL ESTATE TAX	2.04	2
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.47	3
CLEANING	.02	3
REPAIR/MAINT	.45	3
RDS/GROUNDS	.01	2
SECURITY	.00	2
ADMINISTRATIVE		
TOTAL CONTRACTS	1.45	3
CLEANING	.80	3
REPAIR/MAINT	.56	3
RDS/GROUNDS	.09	3
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	634,262 SQ. FT.				522,264 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	5	.78	.89	.57	.98	.78	.89	.57	.98
REPAIR-MAINT	5	.78	.58	.52	1.24	.78	.58	.52	1.24
UTILITIES	5	1.66	1.52	1.45	1.86	1.66	1.52	1.45	1.86
RDS/GRNDS/SEC	5	.48	.38	.23	.73	.59	.50	.25	.91
ADMINISTRATIVE									
TOTAL OPER EXP	5	3.92	3.81	3.10	4.90	4.75	5.09	3.98	5.37
FIXED EXPENSES	4	2.09	1.85	1.59	2.51	2.65	2.46	2.05	3.15
TOTAL OPER+FIX	4	5.71	5.48	4.70	6.62	7.25	7.28	6.03	8.37
LEASING EXP									
TOTAL PAYROLL	4	.23	.24	.19	.27				
TOTAL CONTRACT	5	1.78	1.87	1.31	2.24				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10285	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	162	4
AVG % OFFICE OCCUPANCY	94.5	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.79	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.78	5
PAYROLL	.02	3
CONTRACT	.76	5
SUP/MAT/MISC		
TRASH REMOVAL	.02	3
REPR/MAINT TOTAL	.78	5
PAYROLL	.21	4
ELEVATOR	.11	5
HVAC	.31	5
ELECTRICAL	.06	5
STRUCT/ROOF	.06	5
PLUMBING	.03	5
FIRE/LIFE SFTY	.02	4
OTHER MAINT/SUP	.01	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.66	5
ELECTRICAL	1.65	5
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.48	5
RDS/GNDS TOTAL	.06	5
RDS/GNDS PAYRL	.01	3
RDS/GNDS CONTR	.03	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.43	5
SEC PAYROLL	.01	4
SEC CONTRACTS	.49	4
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.07	4
REAL ESTATE TAX	2.09	4
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.23	4
CLEANING	.02	3
REPAIR/MAINT	.21	4
RDS/GROUNDS	.01	3
SECURITY	.01	4
ADMINISTRATIVE		
TOTAL CONTRACTS	1.78	5
CLEANING	.76	5
REPAIR/MAINT	.59	5
RDS/GROUNDS	.03	4
SECURITY	.49	4
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

All Electric Buildings

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	481,191 SQ. FT.				436,180 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	.69	.84			.69	.84		
REPAIR-MAINT	3	1.10	1.25			1.10	1.25		
UTILITIES	3	1.49	1.39			1.49	1.39		
RDS/GRNDS/SEC	3	.16	.21			.18	.23		
ADMINISTRATIVE	2	.59	.89			.64	.90		
TOTAL OPER EXP	3	3.77	3.94			4.16	4.43		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	2	.56	.56						
TOTAL CONTRACT	3	1.34	1.60						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	72697	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.95	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.69	3
PAYROLL		
CONTRACT	.68	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.10	3
PAYROLL	.55	2
ELEVATOR	.05	3
HVAC	.20	3
ELECTRICAL	.07	3
STRUCT/ROOF	.16	3
PLUMBING	.04	3
FIRE/LIFE SFTY	.04	2
OTHER MAINT/SUP	.11	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.49	3
ELECTRICAL	1.46	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	2
RDS/GNDS/SEC TOTAL	.16	3
RDS/GNDS TOTAL	.16	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.15	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.01	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.59	2
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.56	2
CLEANING		
REPAIR/MAINT	.55	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.34	3
CLEANING	.68	3
REPAIR/MAINT	.53	3
RDS/GROUNDS	.15	2
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Canada Government Sector: National Cross-Tabulations

Age/Height Analyses

Age/Size Analyses

Location/Size Analyses

Age/Height Analysis

0-9 YEARS LESS THAN 5 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	11 BLDS	1,423,762 SQ. FT.				1,311,830 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					13.91	12.21	11.28	13.93
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9	9.16	12.13	10.67	13.30				
MISCELLANEOUS									
TOTAL INCOME	9	9.16	12.13	10.67	13.30				
EXPENSE									
CLEANING	11	.66	.64	.56	.87	.66	.64	.56	.87
REPAIR-MAINT	11	.97	1.23	.81	1.33	.97	1.23	.81	1.33
UTILITIES	11	1.07	.93	.84	1.34	1.07	.93	.84	1.34
RDS/GRNDS/SEC	11	.21	.24	.15	.25	.23	.24	.16	.25
ADMINISTRATIVE	11	.40	.33	.21	.51	.43	.33	.22	.56
TOTAL OPER EXP	11	3.30	3.65	2.78	3.84	3.56	3.65	2.90	4.21
FIXED EXPENSES	7	2.03	1.20	1.09	1.69	2.23	1.20	1.09	1.75
TOTAL OPER+FIX	7	4.63	3.96	3.60	5.03	5.10	4.30	3.80	5.03
LEASING EXP	5	.16	.16	.16	.16				
TOTAL PAYROLL	9	.56	.70	.46	.81				
TOTAL CONTRACT	11	1.34	1.28	1.04	1.63				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	79566	10
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	268	6
AVG % OFFICE OCCUPANCY	97.7	11
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.50	7
RENTABLE/GROSS SQFT	1.00	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.66	11
PAYROLL	.01	7
CONTRACT	.64	11
SUP/MAT/MISC	.00	4
TRASH REMOVAL	.02	2
REPR/MAINT TOTAL	.97	11
PAYROLL	.50	9
ELEVATOR	.04	10
HVAC	.19	11
ELECTRICAL	.05	11
STRUCT/ROOF	.13	10
PLUMBING	.01	11
FIRE/LIFE SFTY	.02	9
OTHER MAINT/SUP	.13	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.07	11
ELECTRICAL	.88	11
GAS	.11	8
FUEL OIL	.16	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	11
RDS/GNDS/SEC TOTAL	.21	11
RDS/GNDS TOTAL	.19	11
RDS/GNDS PAYRL	.01	6
RDS/GNDS CONTR	.17	9
RDS/GNDS OTHER	.05	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.03	6
SEC PAYROLL		
SEC CONTRACTS	.02	4
SEC OTHER		
ADMIN TOTAL	.40	11
PAYROLL	.11	6
MGMT FEES		
PROF FEES		
GEN OFC EXP	.04	6
OTHER ADM EXP	.10	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.03	7
REAL ESTATE TAX	2.11	6
BUILDING INS	.03	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.16	5
ADV/PROMOTION	.16	5
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.56	9
CLEANING	01	7
REPAIR/MAINT	.50	9
RDS/GROUNDS	.01	6
SECURITY		
ADMINISTRATIVE	.11	6
TOTAL CONTRACTS	1.34	11
CLEANING	.64	11
REPAIR/MAINT	.42	11
RDS/GROUNDS	.17	9
SECURITY	.02	4
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

0-9 YEARS 5-9 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,765,722 SQ. FT.				1,485,111 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	6	.91	.85	.71	.94	.95	.85	.75	1.13
REPAIR-MAINT	6	1.06	.93	.69	1.11	1.10	.94	.82	1.11
UTILITIES	6	1.15	1.28	.99	1.50	1.16	1.28	.99	1.50
RDS/GRNDS/SEC	6	.39	.41	.13	.50	.46	.54	.15	.59
ADMINISTRATIVE	2	.26	.26			.30	.30		
TOTAL OPER EXP	6	3.57	3.57	3.21	4.32	4.25	4.55	3.99	5.09
FIXED EXPENSES	4	4.20	3.12	2.15	5.31	4.87	3.68	2.65	6.12
TOTAL OPER+FIX	4	7.95	7.82	6.22	9.10	9.24	8.98	7.67	10.57
LEASING EXP									
TOTAL PAYROLL	6	.66	.30	.22	1.16				
TOTAL CONTRACT	6	1.69	1.75	1.30	2.11				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15890	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	265	5
AVG % OFFICE OCCUPANCY	99.0	6
AVG % RETAIL OCCUPANCY	63.4	2
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.82	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.91	6
PAYROLL	.24	5
CONTRACT	.70	6
SUP/MAT/MISC	.02	3
TRASH REMOVAL	.02	3
REPR/MAINT TOTAL	1.06	6
PAYROLL	.43	5
ELEVATOR	.13	6
HVAC	.32	6
ELECTRICAL	.06	5
STRUCT/ROOF	.11	5
PLUMBING	.02	5
FIRE/LIFE SFTY	.03	6
OTHER MAINT/SUP	.10	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.15	6
ELECTRICAL	1.09	6
GAS	.10	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.39	6
RDS/GNDS TOTAL	.05	6
RDS/GNDS PAYRL	.03	6
RDS/GNDS CONTR	.03	5
RDS/GNDS OTHER	.00	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	6
SEC PAYROLL	.01	4
SEC CONTRACTS	.34	6
SEC OTHER		
ADMIN TOTAL	.26	2
PAYROLL	.23	2
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.01	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.20	4
REAL ESTATE TAX	4.20	4
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.66	6
CLEANING	.24	5
REPAIR/MAINT	.43	5
RDS/GROUNDS	.03	6
SECURITY	.01	4
ADMINISTRATIVE	.23	2
TOTAL CONTRACTS	1.69	6
CLEANING	.70	6
REPAIR/MAINT	.63	6
RDS/GROUNDS	.03	5
SECURITY	.34	6
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

0-9 YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,591,486 SQ. FT.				1,446,931 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					24.06	24.01		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	22.64	22.89						
MISCELLANEOUS									
TOTAL INCOME	2	22.64	22.89						
EXPENSE									
CLEANING	4	.54	.74	.41	.98	.54	.74	.41	.98
REPAIR-MAINT	4	1.42	1.29	1.04	1.53	1.42	1.29	1.04	1.53
UTILITIES	4	1.33	1.33	1.20	1.42	1.33	1.33	1.20	1.42
RDS/GRNDS/SEC	4	.12	.15	.04	.40	.13	.15	.04	.44
ADMINISTRATIVE	4	.39	.21	.03	.64	.42	.22	.04	.66
TOTAL OPER EXP	4	3.80	3.81	3.54	4.15	4.18	4.18	4.11	4.25
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	4	.41	.41	.21	.59				
TOTAL CONTRACT	4	1.79	1.95	1.45	2.34				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	166	3
AVG % OFFICE OCCUPANCY	99.1	4
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.98	3

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.54	4	**UTILITIES TOTAL**	1.33	4	SECURITY TOTAL	.14	3	**FIXED EXP TOTAL**			**TOTAL PAYROLL**	.41	4
PAYROLL	.02	2	ELECTRICAL	1.02	4	SEC PAYROLL			REAL ESTATE TAX			CLEANING	.02	2
CONTRACT	.52	4	GAS	.09	2	SEC CONTRACTS	.14	3	BUILDING INS			REPAIR/MAINT	.33	4
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.00	2
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	.39	4	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.42	4	PURCH CH WTR			PAYROLL	.12	3	**LEASING EXPENSES**			ADMINISTRATIVE	.12	3
PAYROLL	.33	4	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	1.79	4
ELEVATOR	.18	4	WATER/SEWER	.14	4	PROF FEES			COMMISSIONS			CLEANING	.52	4
HVAC	.22	4	**RDS/GNDS/SEC TOTAL**	.12	4	GEN OFC EXP	.01	2	PROF FEES			REPAIR/MAINT	.96	4
ELECTRICAL	.06	4	RDS/GNDS TOTAL	.04	3	OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.03	3
STRUCT/ROOF	.24	3	RDS/GNDS PAYRL	.00	2				BUY-OUTS			SECURITY	.14	3
PLUMBING	.06	3	RDS/GNDS CONTR	.03	3				OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY	.17	3	RDS/GNDS OTHER											
OTHER MAINT/SUP	.23	4												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

10-19 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS	1,817,841 SQ. FT.				1,647,403 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					18.19	10.76	10.32	12.30
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	17.94	10.76	10.32	12.30				
MISCELLANEOUS									
TOTAL INCOME	8	17.94	10.76	10.32	12.30				
EXPENSE									
CLEANING	18	.84	.86	.67	1.00	.85	.85	.67	1.00
REPAIR-MAINT	18	1.69	.99	.70	1.27	1.70	.99	.70	1.27
UTILITIES	18	1.49	1.42	1.00	1.71	1.50	1.45	1.00	1.71
RDS/GRNDS/SEC	18	.19	.16	.10	.40	.21	.19	.12	.41
ADMINISTRATIVE	12	.25	.30	.13	.47	.27	.30	.15	.49
TOTAL OPER EXP	18	4.43	3.89	3.42	4.26	4.69	4.30	3.56	5.44
FIXED EXPENSES	11	1.72	1.66	1.33	2.43	1.86	2.14	1.33	2.61
TOTAL OPER+FIX	11	5.26	5.20	4.66	5.54	5.73	5.59	4.66	6.79
LEASING EXP	4	.16	.16	.16	.16				
TOTAL PAYROLL	15	.78	.50	.22	.87				
TOTAL CONTRACT	18	1.94	1.81	1.36	2.24				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8436	17
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	252	13
AVG % OFFICE OCCUPANCY	98.4	18
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	15.44	7
RENTABLE/GROSS SQFT	.94	11

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.84	18	**UTILITIES TOTAL**	1.49	18	SECURITY TOTAL	.30	12	**FIXED EXP TOTAL**	1.72	11	**TOTAL PAYROLL**	.78	15
PAYROLL	.09	14	ELECTRICAL	1.11	18	SEC PAYROLL	.06	5	REAL ESTATE TAX	1.70	11	CLEANING	.09	14
CONTRACT	.81	17	GAS	.25	6	SEC CONTRACTS	.33	8	BUILDING INS	.05	5	REPAIR/MAINT	.66	14
SUP/MAT/MISC	.04	4	FUEL OIL	.10	4	SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.02	11
TRASH REMOVAL	.02	4	PURCH STEAM			**ADMIN TOTAL**	.25	12	OTHER TAX			SECURITY	.06	8
REPR/MAINT TOTAL	1.69	18	PURCH CH WTR			PAYROLL	.23	6	**LEASING EXPENSES**	.16	4	ADMINISTRATIVE	.23	8
PAYROLL	.66	14	COAL			MGMT FEES			ADV/PROMOTION	.16	4	**TOTAL CONTRACTS**	1.94	18
ELEVATOR	.21	18	WATER/SEWER	.07	12	PROF FEES			COMMISSIONS			CLEANING	.81	17
HVAC	.38	18	**RDS/GNDS/SEC TOTAL**	.19	18	GEN OFC EXP	.21	4	PROF FEES			REPAIR/MAINT	.97	18
ELECTRICAL	.11	18	RDS/GNDS TOTAL	.08	18	OTHER ADM EXP	.10	2	TENANT ALTS			RDS/GROUNDS	.08	15
STRUCT/ROOF	.24	16	RDS/GNDS PAYRL	.02	11				BUY-OUTS			SECURITY	.33	8
PLUMBING	.03	16	RDS/GNDS CONTR	.08	15				OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY	.02	14	RDS/GNDS OTHER	.01	3									
OTHER MAINT/SUP	.18	15												

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

10-19 YEARS 5-9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	426,852 SQ. FT.				337,310 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	4	.82	.92	.65	1.06	.82	.92	.65	1.07
REPAIR-MAINT	4	.74	.66	.52	1.11	.74	.66	.52	1.11
UTILITIES	4	1.60	1.55	1.48	1.76	1.60	1.55	1.48	1.76
RDS/GRNDS/SEC	4	.44	.44	.29	.69	.56	.57	.37	.85
ADMINISTRATIVE									
TOTAL OPER EXP	4	3.74	3.72	3.10	4.83	4.73	4.84	3.98	6.00
FIXED EXPENSES	3	2.03	1.85			2.59	2.45		
TOTAL OPER + FIX	3	5.33	5.30			6.81	6.99		
LEASING EXP									
TOTAL PAYROLL	4	.44	.23	.15	.87				
TOTAL CONTRACT	4	1.63	1.79	1.31	2.18				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5624	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	187	4
AVG % OFFICE OCCUPANCY	91.7	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.88	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.82	4
PAYROLL	.02	2
CONTRACT	.80	4
SUP/MAT/MISC		
TRASH REMOVAL	.01	2
REPR/MAINT TOTAL	.74	4
PAYROLL	.26	4
ELEVATOR	.06	4
HVAC	.17	4
ELECTRICAL	.06	4
STRUCT/ROOF	.06	4
PLUMBING	.03	4
FIRE/LIFE SFTY	.02	4
OTHER MAINT/SUP	.06	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.60	4
ELECTRICAL	1.56	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.44	4
RDS/GNDS TOTAL	.07	4
RDS/GNDS PAYRL	.05	3
RDS/GNDS CONTR	.04	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	4
SEC PAYROLL	.00	3
SEC CONTRACTS	.37	4
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		2.03
OTHER ADM EXP	3	2.03

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3	
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		.44
BUY-OUTS	4	.02
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2	.36
CLEANING	4	.05
REPAIR/MAINT	3	.00
RDS/GROUNDS	3	
SECURITY		1.63
ADMINISTRATIVE	4	.80
TOTAL CONTRACTS	4	.42
CLEANING	4	.04
REPAIR/MAINT	4	.37
RDS/GROUNDS	4	
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

10-19 YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	3,302,356 SQ. FT.				3,073,714 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					20.52	19.46	17.80	22.70
RETAIL AREA									
OTHER AREA	4	19.06	13.94	7.36	39.16				
TOTAL RENT	5	20.32	19.22	17.11	23.25				
MISCELLANEOUS									
TOTAL INCOME	5	20.32	19.22	17.11	23.25				
EXPENSE									
CLEANING	8	1.00	.56	.46	1.70	1.00	.57	.46	1.70
REPAIR-MAINT	7	2.09	2.24	1.51	2.56	2.10	2.29	1.51	2.56
UTILITIES	8	2.12	1.79	1.37	2.14	2.13	1.79	1.37	2.16
RDS/GRNDS/SEC	7	.15	.01	.01	.28	.16	.01	.01	.30
ADMINISTRATIVE	7	.18	.26	.07	.44	.20	.32	.07	.46
TOTAL OPER EXP	7	4.90	4.89	4.01	5.52	5.27	5.27	4.21	6.13
FIXED EXPENSES	2	2.43	2.42			2.67	2.67		
TOTAL OPER + FIX	2	5.65	5.64			6.20	6.20		
LEASING EXP									
TOTAL PAYROLL	7	.64	.60	.51	.72				
TOTAL CONTRACT	8	1.78	1.72	1.44	2.22				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	22604	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	232	3
AVG % OFFICE OCCUPANCY	96.7	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.99	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.00	8
PAYROLL	.64	3
CONTRACT	.86	8
SUP/MAT/MISC	.13	3
TRASH REMOVAL		
REPR/MAINT TOTAL	2.09	7
PAYROLL	.51	6
ELEVATOR	.26	7
HVAC	.14	7
ELECTRICAL	.09	7
STRUCT/ROOF	.28	7
PLUMBING	.04	7
FIRE/LIFE SFTY	.07	7
OTHER MAINT/SUP	.72	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.12	8
ELECTRICAL	1.86	7
GAS	.13	6
FUEL OIL	.00	5
PURCH STEAM	.66	5
PURCH CH WTR		
COAL		
WATER/SEWER	.06	6
RDS/GNDS/SEC TOTAL	.15	7
RDS/GNDS TOTAL	.13	7
RDS/GNDS PAYRL	.00	2
RDS/GNDS CONTR	.13	7
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.11	2
SEC PAYROLL		
SEC CONTRACTS	.11	2
SEC OTHER		
ADMIN TOTAL	.18	7
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.12	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.43	2
REAL ESTATE TAX	2.43	2
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.64	7
CLEANING	.64	3
REPAIR/MAINT	.51	6
RDS/GROUNDS	.00	2
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.78	8
CLEANING	.86	8
REPAIR/MAINT	.80	7
RDS/GROUNDS	.13	7
SECURITY	.11	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

10-19 YEARS 20-29 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	2,517,523 SQ. FT.				2,384,279 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					18.65	18.61	16.76	20.37
RETAIL AREA	2	18.33	262.36						
OTHER AREA	4	14.35	13.64	6.95	19.59				
TOTAL RENT	4	18.55	18.55	16.62	20.25				
MISCELLANEOUS									
TOTAL INCOME	4	18.55	18.55	16.62	20.25				
EXPENSE									
CLEANING	5	.55	.45	.34	.62	.56	.45	.35	.62
REPAIR-MAINT	5	1.55	1.79	1.25	2.51	1.56	1.79	1.25	2.51
UTILITIES	5	1.60	1.33	1.12	2.58	1.60	1.33	1.12	2.58
RDS/GRNDS/SEC	3	.01	.00			.01	.00		
ADMINISTRATIVE	4	.05	.05	.03	.07	.05	.05	.03	.07
TOTAL OPER EXP	5	3.74	3.42	3.14	5.46	3.94	3.55	3.30	5.58
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	5	.52	.50	.50	.56				
TOTAL CONTRACT	5	1.26	1.32	1.13	1.58				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	100.0	5
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.80	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.55	5
PAYROLL		
CONTRACT	.54	5
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.55	5
PAYROLL	.52	5
ELEVATOR	.19	5
HVAC	.22	5
ELECTRICAL	.06	5
STRUCT/ROOF	.17	5
PLUMBING	.06	5
FIRE/LIFE SFTY	.02	5
OTHER MAINT/SUP	.33	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.60	5
ELECTRICAL	1.05	5
GAS	.37	2
FUEL OIL		
PURCH STEAM	.44	4
PURCH CH WTR		
COAL		
WATER/SEWER	.15	4
RDS/GNDS/SEC TOTAL	.01	3
RDS/GNDS TOTAL	.01	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.05	4
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.05	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.52	5
CLEANING		
REPAIR/MAINT	.52	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.26	5
CLEANING	.54	5
REPAIR/MAINT	.71	5
RDS/GROUNDS	.01	3
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

20-29 YEARS LESS THAN 5 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	23 BLDS	1,178,397 SQ. FT.				1,071,794 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	12					4.42	7.01	.96	10.65
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12	4.12	7.01	.92	9.98				
MISCELLANEOUS									
TOTAL INCOME	12	4.12	7.01	.92	9.98				
EXPENSE									
CLEANING	22	1.29	.97	.77	1.92	1.29	.97	.77	1.92
REPAIR-MAINT	21	1.46	1.40	.55	1.63	1.46	1.40	.55	1.63
UTILITIES	22	1.44	.86	.71	1.31	1.44	.86	.71	1.31
RDS/GRNDS/SEC	23	.21	.17	.03	.36	.23	.19	.03	.37
ADMINISTRATIVE	22	.35	.37	.16	.54	.36	.37	.16	.59
TOTAL OPER EXP	20	4.70	3.93	3.58	4.73	5.18	4.39	3.82	5.05
FIXED EXPENSES	9	1.30	1.15	.80	2.25	1.44	1.30	.83	2.53
TOTAL OPER+FIX	7	4.78	5.00	4.67	5.90	5.27	5.45	4.67	6.53
LEASING EXP	3	.16	.16						
TOTAL PAYROLL	17	1.13	.91	.74	1.54				
TOTAL CONTRACT	23	1.80	1.67	1.16	2.15				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9939	13
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	253	10
AVG % OFFICE OCCUPANCY	96.8	21
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.56	5
RENTABLE/GROSS SQFT	.94	17

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.29	22
PAYROLL	.65	13
CONTRACT	.93	21
SUP/MAT/MISC	.06	9
TRASH REMOVAL	.03	8
REPR/MAINT TOTAL	1.46	21
PAYROLL	.64	15
ELEVATOR	.06	17
HVAC	.40	21
ELECTRICAL	.07	21
STRUCT/ROOF	.25	20
PLUMBING	.07	18
FIRE/LIFE SFTY	.05	15
OTHER MAINT/SUP	.17	18

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.44	22
ELECTRICAL	.95	22
GAS	.30	16
FUEL OIL	.35	5
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	18
RDS/GNDS/SEC TOTAL	.21	23
RDS/GNDS TOTAL	.09	23
RDS/GNDS PAYRL	.05	12
RDS/GNDS CONTR	.07	17
RDS/GNDS OTHER	.02	8

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.30	7
SEC PAYROLL	.03	3
SEC CONTRACTS	.40	6
SEC OTHER		
ADMIN TOTAL	.35	22
PAYROLL	.22	14
MGMT FEES	.39	2
PROF FEES		
GEN OFC EXP	.06	8
OTHER ADM EXP	.12	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.08	8
REAL ESTATE TAX	1.13	9
BUILDING INS	.04	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.16	2
ADV/PROMOTION	.16	3
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.13	17
CLEANING	.65	13
REPAIR/MAINT	.64	15
RDS/GROUNDS	.05	12
SECURITY	.03	3
ADMINISTRATIVE	.22	14
TOTAL CONTRACTS	1.80	23
CLEANING	.93	21
REPAIR/MAINT	.86	22
RDS/GROUNDS	.07	17
SECURITY	.40	6
ADMINISTRATIVE	.30	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

20-29 YEARS 5-9 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,117,691 SQ. FT.				996,384 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	4					14.73	14.46	10.99	17.31
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	14.62	14.20	10.59	17.18				
MISCELLANEOUS									
TOTAL INCOME	4	14.62	14.20	10.59	17.18				
EXPENSE									
CLEANING	7	.59	.56	.45	.72	.59	.56	.45	.72
REPAIR-MAINT	6	1.53	1.59	1.15	1.72	1.53	1.59	1.15	1.72
UTILITIES	7	1.33	1.31	1.12	1.76	1.33	1.31	1.12	1.76
RDS/GRNDS/SEC	6	.13	.15	.02	.26	.15	.17	.02	.26
ADMINISTRATIVE	6	.20	.25	.06	.44	.22	.26	.07	.47
TOTAL OPER EXP	6	3.91	4.06	3.44	4.58	4.36	4.46	3.98	4.71
FIXED EXPENSES	4	2.85	2.53	1.21	4.24	3.13	2.93	1.26	4.66
TOTAL OPER+FIX	4	6.97	6.79	5.08	8.43	7.66	7.73	5.29	9.30
LEASING EXP									
TOTAL PAYROLL	5	.62	.68	.51	.81				
TOTAL CONTRACT	7	1.34	1.45	1.37	1.65				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17348	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	207	4
AVG % OFFICE OCCUPANCY	97.5	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.84	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.59	7
PAYROLL	.10	4
CONTRACT	.54	7
SUP/MAT/MISC	.01	2
TRASH REMOVAL	.04	2
REPR/MAINT TOTAL	1.53	6
PAYROLL	.54	5
ELEVATOR	.19	6
HVAC	.14	6
ELECTRICAL	.13	6
STRUCT/ROOF	.35	6
PLUMBING	.04	6
FIRE/LIFE SFTY	.03	6
OTHER MAINT/SUP	.14	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.33	7
ELECTRICAL	.71	7
GAS	.36	5
FUEL OIL		
PURCH STEAM	.70	2
PURCH CH WTR		
COAL		
WATER/SEWER	.10	6
RDS/GNDS/SEC TOTAL	.13	6
RDS/GNDS TOTAL	.05	6
RDS/GNDS PAYRL	.00	3
RDS/GNDS CONTR	.04	6
RDS/GNDS OTHER	.00	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.23	3
SEC PAYROLL	.01	2
SEC CONTRACTS	.23	2
SEC OTHER		
ADMIN TOTAL	.20	6
PAYROLL	.09	2
MGMT FEES	.50	2
PROF FEES		
GEN OFC EXP	.06	3
OTHER ADM EXP	.05	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.85	4
REAL ESTATE TAX	2.84	4
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.62	5
CLEANING	.10	4
REPAIR/MAINT	.54	5
RDS/GROUNDS	.00	3
SECURITY	.01	2
ADMINISTRATIVE	.09	2
TOTAL CONTRACTS	1.34	7
CLEANING	.54	7
REPAIR/MAINT	.87	6
RDS/GROUNDS	.04	6
SECURITY	.23	2
ADMINISTRATIVE	.50	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

20-29 YEARS 10-19 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	1,924,392 SQ. FT.				1,718,947 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	4					15.44	17.76	8.94	20.46
RETAIL AREA									
OTHER AREA	3	64.35	12.50						
TOTAL RENT	3	11.24	16.52						
MISCELLANEOUS									
TOTAL INCOME	4	14.24	16.59	8.32	18.89				
EXPENSE									
CLEANING	8	.63	.67	.42	.86	.63	.67	.42	.86
REPAIR-MAINT	7	2.20	1.70	1.43	2.62	2.20	1.70	1.43	2.32
UTILITIES	8	1.56	1.62	1.42	1.90	1.56	1.62	1.42	1.90
RDS/GRNDS/SEC	6	.46	.47	.10	1.01	.50	.48	.11	1.01
ADMINISTRATIVE	7	.25	.18	.06	.23	.28	.18	.07	.23
TOTAL OPER EXP	7	5.19	4.92	4.61	5.33	5.79	5.35	5.02	5.67
FIXED EXPENSES	2	4.84	4.35			5.46	4.96		
TOTAL OPER+FIX	2	9.20	8.73			10.38	10.01		
LEASING EXP									
TOTAL PAYROLL	7	.77	.82	.51	1.18				
TOTAL CONTRACT	8	2.13	2.02	1.79	2.39				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	59956	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	149	4
AVG % OFFICE OCCUPANCY	98.8	8
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.94	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.63	8
PAYROLL	.07	4
CONTRACT	.58	8
SUP/MAT/MISC	.04	4
TRASH REMOVAL	.02	3
REPR/MAINT TOTAL	2.20	7
PAYROLL	.82	6
ELEVATOR	.26	7
HVAC	.57	7
ELECTRICAL	.12	7
STRUCT/ROOF	.21	7
PLUMBING	.07	7
FIRE/LIFE SFTY	.03	7
OTHER MAINT/SUP	.26	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.56	8
ELECTRICAL	.97	8
GAS	.32	5
FUEL OIL	.03	4
PURCH STEAM	.80	2
PURCH CH WTR		
COAL		
WATER/SEWER	.15	7
RDS/GNDS/SEC TOTAL	.46	6
RDS/GNDS TOTAL	.04	5
RDS/GNDS PAYRL	.01	4
RDS/GNDS CONTR	.04	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.59	5
SEC PAYROLL	.03	3
SEC CONTRACTS	.58	5
SEC OTHER		
ADMIN TOTAL	.25	7
PAYROLL	.09	4
MGMT FEES		
PROF FEES		
GEN OFC EXP	.01	2
OTHER ADM EXP	.12	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.84	2
REAL ESTATE TAX	4.84	2
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.77	7
CLEANING	.07	4
REPAIR/MAINT	.62	6
RDS/GROUNDS	.01	4
SECURITY	.03	3
ADMINISTRATIVE	.09	4
TOTAL CONTRACTS	2.13	8
CLEANING	.58	8
REPAIR/MAINT	1.27	7
RDS/GROUNDS	.04	5
SECURITY	.56	5
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

30-39 YEARS LESS THAN 5 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	16 BLDS	592,012 SQ. FT.				580,577 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	10					9.55	9.67	8.56	10.45
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10	9.10	9.75	8.56	9.86				
MISCELLANEOUS									
TOTAL INCOME	10	9.10	9.75	8.56	9.86				
EXPENSE									
CLEANING	15	1.63	1.05	.72	1.50	1.63	1.05	.72	1.50
REPAIR-MAINT	15	1.49	1.25	1.02	1.56	1.49	1.25	1.02	1.56
UTILITIES	16	1.52	1.37	1.13	1.63	1.52	1.37	1.13	1.63
RDS/GRNDS/SEC	15	.70	.12	.07	.15	.74	.12	.08	.16
ADMINISTRATIVE	16	.54	.41	.19	.46	.57	.46	.21	.49
TOTAL OPER EXP	14	4.78	4.28	3.63	5.37	5.08	4.48	3.63	6.16
FIXED EXPENSES	7	.89	.78	.50	.99	.94	.78	.50	1.12
TOTAL OPER+FIX	7	4.75	4.04	3.94	4.99	5.02	4.04	3.94	5.13
LEASING EXP	5	.16	.16	.16	.16				
TOTAL PAYROLL	11	2.50	.89	.80	.99				
TOTAL CONTRACT	16	1.73	1.50	.73	2.18				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8181	14
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	290	8
AVG % OFFICE OCCUPANCY	97.3	14
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.03	7
RENTABLE/GROSS SQFT	.91	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.63	15
PAYROLL	1.31	8
CONTRACT	.83	14
SUP/MAT/MISC	.14	5
TRASH REMOVAL		
REPR/MAINT TOTAL	1.49	15
PAYROLL	.61	10
ELEVATOR	.17	8
HVAC	.27	16
ELECTRICAL	.07	14
STRUCT/ROOF	.25	14
PLUMBING	.21	12
FIRE/LIFE SFTY	.06	12
OTHER MAINT/SUP	.14	12

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.52	16
ELECTRICAL	.96	16
GAS	.38	8
FUEL OIL	.41	6
PURCH STEAM	1.09	3
PURCH CH WTR		
COAL		
WATER/SEWER	.08	16
RDS/GNDS/SEC TOTAL	.70	15
RDS/GNDS TOTAL	.11	15
RDS/GNDS PAYRL	.02	5
RDS/GNDS CONTR	.13	9
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.74	10
SEC PAYROLL	1.20	3
SEC CONTRACTS	.28	5
SEC OTHER		
ADMIN TOTAL	.54	16
PAYROLL	.20	8
MGMT FEES	.35	2
PROF FEES		
GEN OFC EXP	.14	6
OTHER ADM EXP	.04	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.89	7
REAL ESTATE TAX	1.01	6
BUILDING INS	.03	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.16	5
ADV/PROMOTION	.16	5
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.50	11
CLEANING	1.31	8
REPAIR/MAINT	.61	10
RDS/GROUNDS	.02	5
SECURITY	1.20	3
ADMINISTRATIVE	.20	8
TOTAL CONTRACTS	1.73	16
CLEANING	.83	14
REPAIR/MAINT	.91	16
RDS/GROUNDS	.13	9
SECURITY	.28	5
ADMINISTRATIVE	.35	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

30-39 YEARS 5-9 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	375,790 SQ. FT.				347,289 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					13.15	14.05		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	12.85	12.95						
MISCELLANEOUS									
TOTAL INCOME	2	12.85	12.95						
EXPENSE									
CLEANING	4	.92	.91	.61	1.96	.92	.91	.61	1.96
REPAIR-MAINT	4	.96	.96	.74	1.48	.96	.96	.74	1.48
UTILITIES	4	1.21	1.14	.99	1.37	1.21	1.14	.99	1.37
RDS/GRNDS/SEC	4	.25	.20	.09	.42	.27	.22	.09	.47
ADMINISTRATIVE	3	.71	.97			.74	.97		
TOTAL OPER EXP	4	3.88	3.89	3.21	5.57	4.20	4.02	3.65	6.16
FIXED EXPENSES	2	3.04	2.79			3.67	3.35		
TOTAL OPER+FIX	2	6.78	7.69			8.19	9.14		
LEASING EXP									
TOTAL PAYROLL	3	1.10	.77						
TOTAL CONTRACT	4	1.48	1.42	.91	1.81				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15529	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	193	2
AVG % OFFICE OCCUPANCY	98.4	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.86	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.92	4
PAYROLL	.37	3
CONTRACT	.66	4
SUP/MAT/MISC	.03	2
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	.96	4
PAYROLL	.52	3
ELEVATOR	.10	4
HVAC	.06	4
ELECTRICAL	.03	4
STRUCT/ROOF	.40	4
PLUMBING	.02	4
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.06	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.21	4
ELECTRICAL	.89	4
GAS	.27	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	2
RDS/GNDS/SEC TOTAL	.25	4
RDS/GNDS TOTAL	.16	3
RDS/GNDS PAYRL	.03	2
RDS/GNDS CONTR	.14	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.15	3
SEC PAYROLL	.01	2
SEC CONTRACTS	.22	2
SEC OTHER		
ADMIN TOTAL	.71	3
PAYROLL	.32	2
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.04	2
REAL ESTATE TAX	3.04	2
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.10	3
CLEANING	.37	3
REPAIR/MAINT	.52	3
RDS/GROUNDS	.03	2
SECURITY	.01	2
ADMINISTRATIVE	.32	2
TOTAL CONTRACTS	1.48	4
CLEANING	.66	4
REPAIR/MAINT	.61	4
RDS/GROUNDS	.14	2
SECURITY	.22	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

30-39 YEARS 10-19 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	911,131 SQ. FT.				810,606 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	2					17.32	11.16		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	15.89	10.29						
MISCELLANEOUS									
TOTAL INCOME	2	15.89	10.29						
EXPENSE									
CLEANING	6	1.06	.88	.68	1.13	1.07	.88	.68	1.13
REPAIR-MAINT	6	1.65	1.74	1.38	2.14	1.66	1.74	1.38	2.16
UTILITIES	6	1.35	1.30	1.11	1.82	1.36	1.30	1.11	1.94
RDS/GRNDS/SEC	5	.18	.02	.00	.76	.20	.02	.00	.87
ADMINISTRATIVE	6	.45	.37	.24	.47	.51	.42	.28	.50
TOTAL OPER EXP	6	4.66	4.97	3.65	5.99	5.23	5.53	4.65	7.11
FIXED EXPENSES	2	3.27	2.38			3.56	2.59		
TOTAL OPER+FIX	2	7.41	6.90			8.06	7.56		
LEASING EXP									
TOTAL PAYROLL	4	1.02	.87	.36	2.46				
TOTAL CONTRACT	6	2.29	2.20	1.70	2.48				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16505	4
AVG SQFT/RETAIL TENANT	2451	2
AVG SQFT/OFFICE WORKER	176	2
AVG % OFFICE OCCUPANCY	97.6	5
AVG % RETAIL OCCUPANCY	96.6	2
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.99	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.06	6
PAYROLL	.65	3
CONTRACT	.63	6
SUP/MAT/MISC	.02	2
TRASH REMOVAL	.02	2
REPR/MAINT TOTAL	1.65	6
PAYROLL	.36	3
ELEVATOR	.19	6
HVAC	.63	6
ELECTRICAL	.16	6
STRUCT/ROOF	.07	6
PLUMBING	.03	6
FIRE/LIFE SFTY	.17	6
OTHER MAINT/SUP	.19	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.35	6
ELECTRICAL	1.07	6
GAS	.18	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	6
RDS/GNDS/SEC TOTAL	.18	5
RDS/GNDS TOTAL	.03	4
RDS/GNDS PAYRL	.06	2
RDS/GNDS CONTR	.01	3
RDS/GNDS OTHER	.01	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.64	2
SEC PAYROLL		
SEC CONTRACTS	.64	2
SEC OTHER		
ADMIN TOTAL	.45	6
PAYROLL	.19	4
MGMT FEES		
PROF FEES		
GEN OFC EXP	.01	2
OTHER ADM EXP	.04	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.27	2
REAL ESTATE TAX	3.27	2
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.02	4
CLEANING	.65	3
REPAIR/MAINT	.36	3
RDS/GROUNDS	.06	2
SECURITY		
ADMINISTRATIVE	.19	4
TOTAL CONTRACTS	2.29	6
CLEANING	.63	6
REPAIR/MAINT	1.26	6
RDS/GROUNDS	.01	3
SECURITY	.64	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

50 OR MORE YEARS LESS THAN 5 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	10 BLDS	755,363 SQ. FT.				560,550 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	6					15.11	12.21	8.65	14.10
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	14.69	12.21	8.65	14.10				
MISCELLANEOUS									
TOTAL INCOME	6	14.69	12.21	8.65	14.10				
EXPENSE									
CLEANING	8	1.64	1.01	.81	1.45	1.64	1.01	.81	1.45
REPAIR-MAINT	9	1.63	1.53	.97	1.86	1.63	1.53	.97	1.86
UTILITIES	10	1.44	1.31	.94	1.55	1.44	1.31	.94	1.55
RDS/GRNDS/SEC	9	.62	.16	.01	1.21	.71	.16	.01	1.27
ADMINISTRATIVE	8	.20	.21	.13	.31	.21	.22	.14	.31
TOTAL OPER EXP	7	4.69	4.57	3.37	5.46	4.76	4.61	3.37	5.46
FIXED EXPENSES	5	1.14	1.06	.69	1.83	1.14	1.06	.69	1.83
TOTAL OPER+FIX	5	4.85	5.02	3.50	7.07	4.85	5.02	3.50	7.07
LEASING EXP	5	.16	.16	.16	.16				
TOTAL PAYROLL	9	1.05	.69	.62	1.86				
TOTAL CONTRACT	10	1.60	1.44	1.12	1.78				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9875	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	348	7
AVG % OFFICE OCCUPANCY	97.1	10
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.96	5
RENTABLE/GROSS SQFT	.99	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.64	8
PAYROLL	.22	5
CONTRACT	1.53	8
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.63	9
PAYROLL	.43	9
ELEVATOR	.17	7
HVAC	.21	8
ELECTRICAL	.12	9
STRUCT/ROOF	.35	9
PLUMBING	.06	9
FIRE/LIFE SFTY	.03	8
OTHER MAINT/SUP	.26	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.44	10
ELECTRICAL	.81	10
GAS	.17	3
FUEL OIL	.09	3
PURCH STEAM	.63	4
PURCH CH WTR		
COAL		
WATER/SEWER	.11	9
RDS/GNDS/SEC TOTAL	.62	9
RDS/GNDS TOTAL	.30	8
RDS/GNDS PAYRL	.37	3
RDS/GNDS CONTR	.09	8
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	1.76	3
SEC PAYROLL		
SEC CONTRACTS	.00	2
SEC OTHER		
ADMIN TOTAL	.20	8
PAYROLL	.13	6
MGMT FEES		
PROF FEES		
GEN OFC EXP	.24	4
OTHER ADM EXP	.06	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.14	5
REAL ESTATE TAX	1.09	5
BUILDING INS	.04	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.16	5
ADV/PROMOTION	.16	5
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.05	9
CLEANING	.22	5
REPAIR/MAINT	.43	9
RDS/GROUNDS	.37	3
SECURITY		
ADMINISTRATIVE	.13	6
TOTAL CONTRACTS	1.60	10
CLEANING	1.53	8
REPAIR/MAINT	.93	9
RDS/GROUNDS	.09	8
SECURITY	.00	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Height Analysis

50 OR MORE YEARS 5-9 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	459,515 SQ. FT.				449,629 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	5					14.25	10.64	5.87	19.86
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	14.15	10.64	5.86	19.51				
MISCELLANEOUS									
TOTAL INCOME	5	14.15	10.64	5.86	19.51				
EXPENSE									
CLEANING	5	.71	.66	.42	1.26	.71	.66	.42	1.26
REPAIR-MAINT	4	1.88	1.91	1.19	2.20	1.88	1.91	1.19	2.20
UTILITIES	5	1.07	1.00	.80	1.25	1.07	1.00	.80	1.25
RDS/GRNDS/SEC	3	.07	.07			.07	.07		
ADMINISTRATIVE	5	.26	.13	.08	.60	.26	.13	.09	.60
TOTAL OPER EXP	4	3.93	4.03	2.83	4.91	4.04	4.15	2.95	4.92
FIXED EXPENSES	2	.96	.93			.96	.94		
TOTAL OPER+FIX	2	4.46	4.17			4.46	4.19		
LEASING EXP									
TOTAL PAYROLL	3	.56	.36						
TOTAL CONTRACT	5	1.70	1.61	.74	2.67				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9449	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	94.5	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.72	2
RENTABLE/GROSS SQFT	.96	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.71	5
PAYROLL	.01	2
CONTRACT	.71	5
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.88	4
PAYROLL	.50	3
ELEVATOR	.19	4
HVAC	.45	4
ELECTRICAL	.06	4
STRUCT/ROOF	.42	4
PLUMBING	.10	3
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.30	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.07	5
ELECTRICAL	.71	5
GAS	.07	2
FUEL OIL	.13	3
PURCH STEAM	.36	2
PURCH CH WTR		
COAL		
WATER/SEWER	.05	4
RDS/GNDS/SEC TOTAL	.07	3
RDS/GNDS TOTAL	.01	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.00	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.11	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.26	5
PAYROLL	.15	2
MGMT FEES		
PROF FEES		
GEN OFC EXP	.05	2
OTHER ADM EXP	.09	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.96	2
REAL ESTATE TAX	.94	2
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.56	3
CLEANING	.01	2
REPAIR/MAINT	.50	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.15	2
TOTAL CONTRACTS	1.70	5
CLEANING	.71	5
REPAIR/MAINT	1.22	4
RDS/GROUNDS	.00	2
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

0-9 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	23 BLDS	5,516,965 SQ. FT.				4,955,040 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	12					13.84	12.21	10.67	15.23
RETAIL AREA	2	5.30	14.25						
OTHER AREA	2	8.19	6.43						
TOTAL RENT	13	11.94	12.13	6.60	14.17				
MISCELLANEOUS									
TOTAL INCOME	13	11.97	12.13	6.71	14.17				
EXPENSE									
CLEANING	23	.75	.77	.58	.93	.76	.77	.59	.93
REPAIR-MAINT	23	1.26	1.17	.86	1.45	1.29	1.17	.87	1.45
UTILITIES	23	1.18	1.24	.86	1.40	1.19	1.24	.90	1.40
RDS/GRNDS/SEC	23	.25	.24	.13	.29	.27	.24	.14	.31
ADMINISTRATIVE	19	.36	.33	.21	.44	.40	.34	.22	.44
TOTAL OPER EXP	23	3.72	3.72	3.17	4.15	4.15	4.11	3.46	4.70
FIXED EXPENSES	14	3.16	2.12	1.20	3.16	3.44	2.37	1.20	3.42
TOTAL OPER+FIX	14	6.93	5.50	3.95	8.05	7.54	6.30	4.30	8.17
LEASING EXP	5	.16	.16	.16	.16				
TOTAL PAYROLL	20	.64	.57	.28	.81				
TOTAL CONTRACT	23	1.63	1.54	1.18	2.00				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	37579	16
AVG SQFT/RETAIL TENANT	8102	2
AVG SQFT/OFFICE WORKER	222	15
AVG % OFFICE OCCUPANCY	98.0	22
AVG % RETAIL OCCUPANCY	87.4	5
AVG $ RATE YR-END RENT	11.76	8
RENTABLE/GROSS SQFT	.88	15

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.75	23
PAYROLL	.20	15
CONTRACT	.61	23
SUP/MAT/MISC	.03	9
TRASH REMOVAL	.02	8
REPR/MAINT TOTAL	1.26	23
PAYROLL	.45	19
ELEVATOR	.15	22
HVAC	.22	23
ELECTRICAL	.06	21
STRUCT/ROOF	.16	19
PLUMBING	.04	21
FIRE/LIFE SFTY	.06	20
OTHER MAINT/SUP	.29	20

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.18	23
ELECTRICAL	1.00	23
GAS	.11	14
FUEL OIL	.07	4
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	18
RDS/GNDS/SEC TOTAL	.25	23
RDS/GNDS TOTAL	.09	20
RDS/GNDS PAYRL	.02	14
RDS/GNDS CONTR	.07	17
RDS/GNDS OTHER	.02	7

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.23	17
SEC PAYROLL	.01	6
SEC CONTRACTS	.24	15
SEC OTHER		
ADMIN TOTAL	.36	19
PAYROLL	.17	12
MGMT FEES	.56	3
PROF FEES		
GEN OFC EXP	.03	10
OTHER ADM EXP	.04	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.16	14
REAL ESTATE TAX	3.42	12
BUILDING INS	.06	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.16	5
ADV/PROMOTION	.16	5
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.64	20
CLEANING	.20	15
REPAIR/MAINT	.45	19
RDS/GROUNDS	.02	14
SECURITY	.01	6
ADMINISTRATIVE	.17	12
TOTAL CONTRACTS	1.63	23
CLEANING	.61	23
REPAIR/MAINT	.65	23
RDS/GROUNDS	.07	17
SECURITY	.24	15
ADMINISTRATIVE	.56	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

0-9 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	156,806 SQ. FT.				156,806 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					12.43	12.13	11.28	13.55
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	12.43	12.13	11.28	13.55				
MISCELLANEOUS									
TOTAL INCOME	5	12.43	12.13	11.28	13.55				
EXPENSE									
CLEANING	5	.68	.61	.54	.82	.68	.61	.54	.82
REPAIR-MAINT	5	.98	1.06	.54	1.35	.98	1.06	.54	1.35
UTILITIES	5	.94	.84	.84	1.13	.94	.84	.84	1.13
RDS/GRNDS/SEC	5	.20	.24	.12	.27	.20	.24	.12	.27
ADMINISTRATIVE	5	.34	.33	.27	.43	.34	.33	.27	.43
TOTAL OPER EXP	5	3.13	3.13	2.62	3.66	3.13	3.13	2.62	3.66
FIXED EXPENSES	5	1.09	1.17	.51	1.64	1.09	1.17	.51	1.64
TOTAL OPER+FIX	5	4.22	3.95	3.57	5.03	4.22	3.95	3.57	5.03
LEASING EXP	5	.16	.16	.16	.16				
TOTAL PAYROLL	5	.66	.70	.51	.81				
TOTAL CONTRACT	5	1.18	1.06	.78	1.60				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	22058	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	399	5
AVG % OFFICE OCCUPANCY	98.5	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.72	5
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.68	5
PAYROLL	.06	5
CONTRACT	.62	5
SUP/MAT/MISC	.00	3
TRASH REMOVAL		
REPR/MAINT TOTAL	.98	5
PAYROLL	.47	5
ELEVATOR	.05	4
HVAC	.16	5
ELECTRICAL	.04	5
STRUCT/ROOF	.09	5
PLUMBING	.03	5
FIRE/LIFE SFTY	.03	5
OTHER MAINT/SUP	.12	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	.94	5
ELECTRICAL	.64	5
GAS	.18	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	5
RDS/GNDS/SEC TOTAL	.20	5
RDS/GNDS TOTAL	.17	5
RDS/GNDS PAYRL	.02	5
RDS/GNDS CONTR	.15	5
RDS/GNDS OTHER	.00	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.04	3
SEC PAYROLL		
SEC CONTRACTS	.04	3
SEC OTHER		
ADMIN TOTAL	.34	5
PAYROLL	.12	5
MGMT FEES		
PROF FEES		
GEN OFC EXP	.22	4
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.09	5
REAL ESTATE TAX	1.26	4
BUILDING INS	.03	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.16	5
ADV/PROMOTION	.16	5
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.66	5
CLEANING	.06	5
REPAIR/MAINT	.47	5
RDS/GROUNDS	.02	5
SECURITY		
ADMINISTRATIVE	.12	5
TOTAL CONTRACTS	1.18	5
CLEANING	.62	5
REPAIR/MAINT	.38	5
RDS/GROUNDS	.15	5
SECURITY	.04	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

0-9 YEARS 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	9 BLDS	1,563,632 SQ. FT.				1,458,069 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	3.49	6.54						
MISCELLANEOUS									
TOTAL INCOME	2	3.49	6.54						
EXPENSE									
CLEANING	9	1.12	.91	.83	1.66	1.12	.91	.83	1.66
REPAIR-MAINT	9	1.29	1.17	1.01	1.43	1.29	1.17	1.01	1.43
UTILITIES	9	1.35	1.39	1.25	1.55	1.35	1.39	1.25	1.55
RDS/GRNDS/SEC	9	.24	.21	.15	.34	.26	.23	.17	.41
ADMINISTRATIVE	7	.25	.20	.02	.40	.27	.22	.03	.40
TOTAL OPER EXP	9	4.16	3.94	3.72	5.04	4.52	4.43	4.05	5.51
FIXED EXPENSES	4	2.24	2.50	1.58	3.47	2.49	2.81	1.95	3.85
TOTAL OPER+FIX	4	6.53	7.06	4.80	9.44	7.29	8.87	5.93	10.30
LEASING EXP									
TOTAL PAYROLL	8	1.09	.89	.37	2.12				
TOTAL CONTRACT	9	1.51	1.60	1.05	2.24				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	26893	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	186	4
AVG % OFFICE OCCUPANCY	97.6	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.90	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.12	9
PAYROLL	.65	5
CONTRACT	.73	9
SUP/MAT/MISC	.18	2
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	1.29	9
PAYROLL	.61	8
ELEVATOR	.11	9
HVAC	.27	9
ELECTRICAL	.07	9
STRUCT/ROOF	.06	8
PLUMBING	.02	8
FIRE/LIFE SFTY	.06	7
OTHER MAINT/SUP	.16	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.35	9
ELECTRICAL	1.21	9
GAS	.10	4
FUEL OIL	.15	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	7
RDS/GNDS/SEC TOTAL	.24	9
RDS/GNDS TOTAL	.13	7
RDS/GNDS PAYRL	.01	3
RDS/GNDS CONTR	.13	6
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.25	6
SEC PAYROLL	.01	3
SEC CONTRACTS	.26	5
SEC OTHER		
ADMIN TOTAL	.25	7
PAYROLL	.27	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.02	3
OTHER ADM EXP	.07	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.24	4
REAL ESTATE TAX	2.24	4
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.09	8
CLEANING	.65	5
REPAIR/MAINT	.61	8
RDS/GROUNDS	.01	3
SECURITY	.01	3
ADMINISTRATIVE	.27	3
TOTAL CONTRACTS	1.51	9
CLEANING	.73	9
REPAIR/MAINT	.56	9
RDS/GROUNDS	.13	6
SECURITY	.26	5
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

0-9 YEARS 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	3,060,972 SQ. FT.				2,741,096 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					12.00	9.65	2.26	21.19
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	11.27	8.13	2.14	20.03				
MISCELLANEOUS									
TOTAL INCOME	4	11.33	8.25	2.25	20.03				
EXPENSE									
CLEANING	7	.65	.65	.57	.76	.66	.65	.59	.77
REPAIR-MAINT	7	1.19	1.04	.80	1.58	1.23	1.04	.67	1.62
UTILITIES	7	1.05	.99	.88	1.21	1.06	.99	.90	1.21
RDS/GRNDS/SEC	7	.31	.30	.17	.44	.34	.35	.18	.55
ADMINISTRATIVE	5	.48	.34	.26	.73	.53	.36	.30	.78
TOTAL OPER EXP	7	3.57	3.33	3.05	4.09	3.96	4.13	3.62	4.21
FIXED EXPENSES	5	3.56	2.96	2.31	5.35	3.87	3.42	2.54	5.81
TOTAL OPER+FIX	5	7.21	6.77	5.74	8.90	7.84	7.79	6.30	9.57
LEASING EXP									
TOTAL PAYROLL	6	.46	.30	.13	.51				
TOTAL CONTRACT	7	1.78	1.79	1.42	2.03				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	45428	5
AVG SQFT/RETAIL TENANT	8102	2
AVG SQFT/OFFICE WORKER	225	6
AVG % OFFICE OCCUPANCY	97.7	7
AVG % RETAIL OCCUPANCY	87.3	3
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.86	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.66	7
PAYROLL	.03	5
CONTRACT	.62	7
SUP/MAT/MISC	.00	4
TRASH REMOVAL	.02	5
REPR/MAINT TOTAL	1.19	7
PAYROLL	.36	5
ELEVATOR	.18	7
HVAC	.20	7
ELECTRICAL	.06	5
STRUCT/ROOF	.11	4
PLUMBING	.04	6
FIRE/LIFE SFTY	.10	7
OTHER MAINT/SUP	.37	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.06	7
ELECTRICAL	.94	7
GAS	.10	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	4
RDS/GNDS/SEC TOTAL	.31	7
RDS/GNDS TOTAL	.08	6
RDS/GNDS PAYRL	.02	6
RDS/GNDS CONTR	.06	5
RDS/GNDS OTHER	.02	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.24	7
SEC PAYROLL	.00	3
SEC CONTRACTS	.24	7
SEC OTHER		
ADMIN TOTAL	.48	5
PAYROLL	.15	4
MGMT FEES	.56	3
PROF FEES		
GEN OFC EXP	.02	3
OTHER ADM EXP	.01	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.86	5
REAL ESTATE TAX	4.00	4
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.46	6
CLEANING	.03	5
REPAIR/MAINT	.36	5
RDS/GROUNDS	.02	6
SECURITY	.00	3
ADMINISTRATIVE	.15	4
TOTAL CONTRACTS	1.78	7
CLEANING	.62	7
REPAIR/MAINT	.61	7
RDS/GROUNDS	.06	5
SECURITY	.24	7
ADMINISTRATIVE	.56	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

10-19 YEARS ALL SIZES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	36 BLDS	8,951,362 SQ. FT.				8,158,302 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	17					19.53	16.22	10.76	19.94
RETAIL AREA	4	11.03	9.89	8.09	262.36				
OTHER AREA	9	17.58	14.76	7.35	20.14				
TOTAL RENT	17	19.36	15.86	10.76	19.41				
MISCELLANEOUS									
TOTAL INCOME	17	19.36	15.86	10.76	19.41				
EXPENSE									
CLEANING	36	.80	.78	.47	.97	.80	.78	.47	.97
REPAIR-MAINT	35	1.67	1.09	.84	1.76	1.67	1.09	.85	1.76
UTILITIES	36	1.77	1.55	1.13	1.82	1.78	1.59	1.13	1.82
RDS/GRNDS/SEC	33	.14	.14	.02	.42	.15	.16	.03	.49
ADMINISTRATIVE	24	.17	.26	.08	.47	.19	.27	.08	.49
TOTAL OPER EXP	35	4.24	3.88	3.36	5.02	4.86	4.53	3.55	5.54
FIXED EXPENSES	18	4.38	2.00	1.43	2.70	5.03	2.36	1.50	3.08
TOTAL OPER+FIX	18	7.62	5.47	4.93	6.54	8.76	6.43	5.07	7.63
LEASING EXP	4	.16	.16	.16	.16				
TOTAL PAYROLL	32	.62	.52	.27	.81				
TOTAL CONTRACT	36	1.80	1.70	1.27	2.06				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16597	27
AVG SQFT/RETAIL TENANT	1172	2
AVG SQFT/OFFICE WORKER	250	22
AVG % OFFICE OCCUPANCY	98.1	36
AVG % RETAIL OCCUPANCY	100.0	6
AVG $ RATE YR-END RENT	15.44	7
RENTABLE/GROSS SQFT	.90	27

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.80	36
PAYROLL	.14	21
CONTRACT	.73	35
SUP/MAT/MISC	.05	9
TRASH REMOVAL	.02	9
REPR/MAINT TOTAL	1.67	35
PAYROLL	.53	30
ELEVATOR	.21	35
HVAC	.22	35
ELECTRICAL	.08	33
STRUCT/ROOF	.20	33
PLUMBING	.04	33
FIRE/LIFE SFTY	.04	31
OTHER MAINT/SUP	.36	32

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.77	36
ELECTRICAL	1.32	35
GAS	.22	16
FUEL OIL	.01	11
PURCH STEAM	.57	10
PURCH CH WTR		
COAL		
WATER/SEWER	.06	23
RDS/GNDS/SEC TOTAL	.14	33
RDS/GNDS TOTAL	.09	33
RDS/GNDS PAYRL	.01	18
RDS/GNDS CONTR	.08	30
RDS/GNDS OTHER	.01	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.12	20
SEC PAYROLL	.01	14
SEC CONTRACTS	.11	16
SEC OTHER	.00	2
ADMIN TOTAL	.17	24
PAYROLL	.33	10
MGMT FEES		
PROF FEES		
GEN OFC EXP	.08	6
OTHER ADM EXP	.10	13

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.38	18
REAL ESTATE TAX	4.37	18
BUILDING INS	.06	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.16	4
ADV/PROMOTION	.16	4
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.62	32
CLEANING	.14	21
REPAIR/MAINT	.53	30
RDS/GROUNDS	.01	18
SECURITY	.01	14
ADMINISTRATIVE	.33	10
TOTAL CONTRACTS	1.80	36
CLEANING	.73	35
REPAIR/MAINT	.79	35
RDS/GROUNDS	.08	30
SECURITY	.11	16
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

10-19 YEARS LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	10 BLDS	358,239 SQ. FT.				336,811 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					10.95	10.75	10.32	11.11
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	10.95	10.75	10.32	11.11				
MISCELLANEOUS									
TOTAL INCOME	7	10.95	10.75	10.32	11.11				
EXPENSE									
CLEANING	10	.87	.91	.72	1.05	.87	.91	.72	1.06
REPAIR-MAINT	10	.97	.94	.66	1.14	.97	.94	.66	1.14
UTILITIES	10	1.35	1.23	.98	1.84	1.35	1.23	.98	1.84
RDS/GRNDS/SEC	10	.22	.13	.10	.28	.23	.15	.10	.33
ADMINISTRATIVE	7	.79	.31	.30	1.34	.79	.31	.30	1.34
TOTAL OPER EXP	10	3.97	3.79	3.43	4.21	4.22	4.13	3.43	5.44
FIXED EXPENSES	8	1.69	1.54	1.12	2.59	1.82	1.78	1.12	2.81
TOTAL OPER+FIX	8	5.16	5.06	4.26	6.04	5.56	5.06	4.26	7.39
LEASING EXP	4	.16	.16	.16	.16				
TOTAL PAYROLL	8	.56	.52	.17	.89				
TOTAL CONTRACT	10	1.58	1.69	1.03	1.87				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7897	10
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	299	7
AVG % OFFICE OCCUPANCY	96.1	10
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	15.44	7
RENTABLE/GROSS SQFT	.82	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.87	10
PAYROLL	.17	6
CONTRACT	.76	9
SUP/MAT/MISC	.04	4
TRASH REMOVAL	.05	2
REPR/MAINT TOTAL	.97	10
PAYROLL	.34	7
ELEVATOR	.07	10
HVAC	.19	10
ELECTRICAL	.06	9
STRUCT/ROOF	.34	9
PLUMBING	.03	8
FIRE/LIFE SFTY	.02	8
OTHER MAINT/SUP	.04	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.35	10
ELECTRICAL	1.19	10
GAS	.26	3
FUEL OIL	.24	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	7
RDS/GNDS/SEC TOTAL	.22	10
RDS/GNDS TOTAL	.17	10
RDS/GNDS PAYRL	.01	5
RDS/GNDS CONTR	.19	7
RDS/GNDS OTHER	.00	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.09	6
SEC PAYROLL	.00	2
SEC CONTRACTS	.16	3
SEC OTHER		
ADMIN TOTAL	.79	7
PAYROLL	.13	5
MGMT FEES		
PROF FEES		
GEN OFC EXP	.21	4
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.69	8
REAL ESTATE TAX	1.65	8
BUILDING INS	.05	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.16	4
ADV/PROMOTION	.16	4
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.56	8
CLEANING	.17	6
REPAIR/MAINT	.34	7
RDS/GROUNDS	.01	5
SECURITY	.00	2
ADMINISTRATIVE	.13	5
TOTAL CONTRACTS	1.58	10
CLEANING	.76	9
REPAIR/MAINT	.68	10
RDS/GROUNDS	.19	7
SECURITY	.16	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

10-19 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	867,220 SQ. FT.				491,321 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	8	.97	.85	.75	1.02	.98	.85	.75	1.02
REPAIR-MAINT	8	1.26	.99	.79	1.45	1.26	.99	.81	1.45
UTILITIES	8	1.59	1.59	1.47	1.71	1.60	1.59	1.51	1.71
RDS/GRNDS/SEC	8	.55	.51	.26	.77	.63	.61	.30	.89
ADMINISTRATIVE	4	.37	.26	.17	.53	.42	.29	.19	.62
TOTAL OPER EXP	8	4.55	4.15	3.70	5.42	5.26	5.09	4.17	6.18
FIXED EXPENSES	4	2.28	2.03	1.61	2.88	2.63	2.43	1.84	3.57
TOTAL OPER + FIX	4	6.02	5.52	5.34	6.49	6.96	6.43	6.01	8.01
LEASING EXP									
TOTAL PAYROLL	8	.58	.41	.22	.82				
TOTAL CONTRACT	8	2.20	2.29	1.62	2.70				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6004	8
AVG SQFT/RETAIL TENANT	1172	2
AVG SQFT/OFFICE WORKER	248	8
AVG % OFFICE OCCUPANCY	95.3	8
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.85	8

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.97	8	**UTILITIES TOTAL**	1.59	8	SECURITY TOTAL	.42	8	**FIXED EXP TOTAL**	2.29	4	**TOTAL PAYROLL**	.58	8
PAYROLL	.03	6	ELECTRICAL	1.39	8	SEC PAYROLL	.01	6	REAL ESTATE TAX	2.29	4	CLEANING	.03	6
CONTRACT	.95	8	GAS	.32	4	SEC CONTRACTS	.46	7	BUILDING INS			REPAIR/MAINT	.37	8
SUP/MAT/MISC			FUEL OIL	.03	2	SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.04	7
TRASH REMOVAL	.01	2	PURCH STEAM			**ADMIN TOTAL**	.37	4	OTHER TAX			SECURITY	.01	6
REPR/MAINT TOTAL	1.26	8	PURCH CH WTR			PAYROLL	.39	3	**LEASING EXPENSES**			ADMINISTRATIVE	.39	3
PAYROLL	.37	8	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	2.20	8
ELEVATOR	.14	8	WATER/SEWER	.05	4	PROF FEES			COMMISSIONS			CLEANING	.95	8
HVAC	.40	8	**RDS/GNDS/SEC TOTAL**	.55	8	GEN OFC EXP			PROF FEES			REPAIR/MAINT	.75	8
ELECTRICAL	.10	7				OTHER ADM EXP			TENANT ALTS			RDS/GROUNDS	.09	8
STRUCT/ROOF	.06	7	RDS/GNDS TOTAL	.12	8				BUY-OUTS			SECURITY	.46	7
PLUMBING	.04	8	RDS/GNDS PAYRL	.04	7				OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY	.04	7	RDS/GNDS CONTR	.09	8									
OTHER MAINT/SUP	.15	7	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

10-19 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	1,478,065 SQ. FT.				1,336,062 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					18.04	17.84		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	17.36	17.17						
MISCELLANEOUS									
TOTAL INCOME	2	17.36	17.17						
EXPENSE									
CLEANING	8	.84	.55	.46	.92	.84	.55	.46	.92
REPAIR-MAINT	8	1.58	1.12	.74	2.02	1.58	1.12	.74	2.02
UTILITIES	8	1.31	1.33	1.01	1.62	1.31	1.33	1.01	1.62
RDS/GRNDS/SEC	7	.17	.17	.06	.29	.19	.20	.07	.37
ADMINISTRATIVE	5	.29	.39	.11	.50	.31	.39	.12	.54
TOTAL OPER EXP	8	4.07	3.36	3.11	4.48	4.49	4.04	3.53	4.71
FIXED EXPENSES	4	2.11	2.00	1.59	2.42	2.44	2.38	1.98	2.74
TOTAL OPER + FIX	4	5.27	5.36	4.70	5.64	6.12	6.20	5.44	6.79
LEASING EXP									
TOTAL PAYROLL	7	.76	.60	.25	.75				
TOTAL CONTRACT	8	1.53	1.73	1.18	1.77				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14531	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	201	5
AVG % OFFICE OCCUPANCY	92.1	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.95	7

DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS	DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.84	8	**UTILITIES TOTAL**	1.31	8	SECURITY TOTAL	.22	4	**FIXED EXP TOTAL**	2.11	4	**TOTAL PAYROLL**	.76	7
PAYROLL	.46	5	ELECTRICAL	1.14	7	SEC PAYROLL	.05	4	REAL ESTATE TAX	2.11	4	CLEANING	.46	5
CONTRACT	.51	8	GAS	.26	4	SEC CONTRACTS	.17	4	BUILDING INS			REPAIR/MAINT	.36	6
SUP/MAT/MISC	.13	3	FUEL OIL	.03	3	SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.01	4
TRASH REMOVAL	.01	3	PURCH STEAM	.59	2	**ADMIN TOTAL**	.29	5	OTHER TAX			SECURITY	.06	4
REPR/MAINT TOTAL	1.58	8	PURCH CH WTR			PAYROLL	.42	2	**LEASING EXPENSES**			ADMINISTRATIVE	.42	2
PAYROLL	.36	8	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	1.53	8
ELEVATOR	.13	8	WATER/SEWER	.05	4	PROF FEES			COMMISSIONS			CLEANING	.51	8
HVAC	.26	8	**RDS/GNDS/SEC TOTAL**	.17	7	GEN OFC EXP			PROF FEES			REPAIR/MAINT	.84	8
ELECTRICAL	.15	8				OTHER ADM EXP	.06	4	TENANT ALTS			RDS/GROUNDS	.06	7
STRUCT/ROOF	.20	8	RDS/GNDS TOTAL	.07	7				BUY-OUTS			SECURITY	.17	4
PLUMBING	.03	8	RDS/GNDS PAYRL	.01	4				OTHER LEASING			ADMINISTRATIVE		
FIRE/LIFE SFTY	.04	7	RDS/GNDS CONTR	.06	7									
OTHER MAINT/SUP	.46	8	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

10-19 YEARS 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,984,461 SQ. FT.				1,882,979 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					20.21	19.44	16.76	23.14
RETAIL AREA	2	18.33	262.36						
OTHER AREA	5	34.28	17.11	6.95	41.10				
TOTAL RENT	5	20.72	19.51	16.62	24.08				
MISCELLANEOUS									
TOTAL INCOME	5	20.72	19.51	16.62	24.08				
EXPENSE									
CLEANING	5	1.07	.45	.34	1.77	1.07	.45	.35	1.77
REPAIR-MAINT	4	2.08	1.85	1.73	2.51	2.09	1.85	1.74	2.51
UTILITIES	5	2.17	1.39	1.12	3.54	2.17	1.40	1.12	3.54
RDS/GRNDS/SEC	3	.00	.00			.00	.00		
ADMINISTRATIVE	5	.16	.06	.03	.29	.17	.06	.03	.30
TOTAL OPER EXP	4	4.31	3.45	3.39	5.46	4.44	3.59	3.48	5.58
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	4	.53	.51	.50	.56				
TOTAL CONTRACT	5	1.83	1.37	1.27	2.43				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	100.0	5
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	1.00	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.07	5
PAYROLL		
CONTRACT	1.07	5
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	2.08	4
PAYROLL	.53	4
ELEVATOR	.27	4
HVAC	.30	4
ELECTRICAL	.07	4
STRUCT/ROOF	.26	4
PLUMBING	.06	4
FIRE/LIFE SFTY	.03	4
OTHER MAINT/SUP	.54	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.17	5
ELECTRICAL	1.31	5
GAS	.00	2
FUEL OIL	.00	2
PURCH STEAM	.88	5
PURCH CH WTR		
COAL		
WATER/SEWER	.14	5
RDS/GNDS/SEC TOTAL	.00	3
RDS/GNDS TOTAL	.00	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.00	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.16	5
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.16	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.53	4
CLEANING		
REPAIR/MAINT	.53	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.83	5
CLEANING	1.07	5
REPAIR/MAINT	1.01	4
RDS/GROUNDS	.00	3
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

10-19 YEARS MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	4,583,377 SQ. FT.				4,096,109 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					20.17	20.42		
RETAIL AREA	2	9.45	8.09						
OTHER AREA	3	12.32	14.76						
TOTAL RENT	3	19.48	19.32						
MISCELLANEOUS									
TOTAL INCOME	3	19.48	19.32						
EXPENSE									
CLEANING	5	.64	.56	.46	.82	.64	.66	.46	.82
REPAIR-MAINT	5	1.67	2.05	.94	2.31	1.68	2.05	.94	2.34
UTILITIES	5	1.81	1.80	1.49	2.14	1.81	1.80	1.49	2.16
RDS/GRNDS/SEC	5	.10	.01	.00	.27	.12	.01	.00	.30
ADMINISTRATIVE	3	.06	.05			.07	.06		
TOTAL OPER EXP	5	4.25	4.89	3.19	5.15	4.76	5.27	3.74	5.67
FIXED EXPENSES	2	5.91	5.94			6.64	6.96		
TOTAL OPER+FIX	2	-9.07	9.13			10.50	10.70		
LEASING EXP									
TOTAL PAYROLL	5	.61	.53	.49	.80				
TOTAL CONTRACT	5	1.44	1.44	1.09	1.86				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	79618	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	273	2
AVG % OFFICE OCCUPANCY	99.6	5
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.86	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.64	5
PAYROLL	.01	2
CONTRACT	.62	5
SUP/MAT/MISC		
TRASH REMOVAL	.02	2
REPR/MAINT TOTAL	1.67	5
PAYROLL	.61	5
ELEVATOR	.24	5
HVAC	.16	5
ELECTRICAL	.06	5
STRUCT/ROOF	.19	5
PLUMBING	.09	5
FIRE/LIFE SFTY	.04	5
OTHER MAINT/SUP	.35	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.81	5
ELECTRICAL	1.38	5
GAS	.24	2
FUEL OIL	.00	2
PURCH STEAM	.49	3
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	.10	5
RDS/GNDS TOTAL	.10	5
RDS/GNDS PAYRL	.00	2
RDS/GNDS CONTR	.10	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.00	2
SEC PAYROLL	.00	2
SEC CONTRACTS	.00	2
SEC OTHER		
ADMIN TOTAL	.06	3
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.06	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	5.91	2
REAL ESTATE TAX	5.91	2
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.61	5
CLEANING	.01	2
REPAIR/MAINT	.61	5
RDS/GROUNDS	.00	2
SECURITY	.00	2
ADMINISTRATIVE		
TOTAL CONTRACTS	1.44	5
CLEANING	.62	5
REPAIR/MAINT	.72	5
RDS/GROUNDS	.10	5
SECURITY	.00	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

20-29 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	39 BLDS	4,890,101 SQ. FT.				4,373,331 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	21					11.10	9.59	2.81	15.76
RETAIL AREA									
OTHER AREA	5	53.23	12.50	4.66	129.22				
TOTAL RENT	20	8.99	9.51	2.80	13.10				
MISCELLANEOUS									
TOTAL INCOME	21	10.53	9.59	2.80	15.03				
EXPENSE									
CLEANING	37	.80	.81	.59	1.10	.80	.81	.59	1.10
REPAIR-MAINT	35	1.99	1.47	1.03	1.78	2.00	1.47	1.03	1.78
UTILITIES	38	1.58	1.23	.79	1.69	1.59	1.23	.79	1.69
RDS/GRNDS/SEC	36	.44	.21	.03	.47	.49	.24	.03	.48
ADMINISTRATIVE	36	.30	.25	.14	.50	.33	.28	.15	.56
TOTAL OPER EXP	33	4.76	4.33	3.70	4.89	5.29	4.57	3.96	5.29
FIXED EXPENSES	16	2.21	1.52	.80	3.31	2.45	1.71	.83	3.70
TOTAL OPER+FIX	13	7.33	6.32	4.67	7.85	8.15	6.74	4.67	9.13
LEASING EXP	4	.16	.16	.16	.16				
TOTAL PAYROLL	30	.97	.87	.68	1.29				
TOTAL CONTRACT	39	1.83	1.67	1.28	2.06				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	21233	23
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	182	18
AVG % OFFICE OCCUPANCY	97.9	36
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	12.99	6
RENTABLE/GROSS SQFT	.90	32

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.80	37
PAYROLL	.27	21
CONTRACT	.66	36
SUP/MAT/MISC	.03	15
TRASH REMOVAL	.03	13
REPR/MAINT TOTAL	1.98	35
PAYROLL	.70	26
ELEVATOR	.19	30
HVAC	.42	34
ELECTRICAL	.11	34
STRUCT/ROOF	.25	33
PLUMBING	.06	31
FIRE/LIFE SFTY	.04	28
OTHER MAINT/SUP	.21	31

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.58	38
ELECTRICAL	1.02	38
GAS	.32	26
FUEL OIL	.06	10
PURCH STEAM	.67	6
PURCH CH WTR		
COAL		
WATER/SEWER	.12	32
RDS/GNDS/SEC TOTAL	.44	36
RDS/GNDS TOTAL	.06	34
RDS/GNDS PAYRL	.02	19
RDS/GNDS CONTR	.05	28
RDS/GNDS OTHER	.01	10

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.69	16
SEC PAYROLL	.50	9
SEC CONTRACTS	.39	14
SEC OTHER	.06	4
ADMIN TOTAL	.30	36
PAYROLL	.23	21
MGMT FEES	.62	5
PROF FEES		
GEN OFC EXP	.03	14
OTHER ADM EXP	.08	15

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.18	16
REAL ESTATE TAX	2.17	16
BUILDING INS	.02	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.16	3
ADV/PROMOTION	.16	4
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.97	30
CLEANING	.27	21
REPAIR/MAINT	.70	26
RDS/GROUNDS	.02	19
SECURITY	.50	9
ADMINISTRATIVE	.23	21
TOTAL CONTRACTS	1.63	39
CLEANING	.66	36
REPAIR/MAINT	1.06	35
RDS/GROUNDS	.06	26
SECURITY	.39	14
ADMINISTRATIVE	.31	6

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

20-29 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS	547,880 SQ. FT.				519,018 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	10					6.17	8.98	1.34	11.17
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10	5.83	8.96	1.33	10.12				
MISCELLANEOUS									
TOTAL INCOME	10	5.83	8.96	1.33	10.12				
EXPENSE									
CLEANING	17	1.37	.97	.67	1.97	1.37	.97	.67	1.97
REPAIR-MAINT	16	1.23	1.44	.55	1.70	1.23	1.44	.55	1.70
UTILITIES	17	1.01	.90	.70	1.28	1.01	.90	.70	1.28
RDS/GRNDS/SEC	17	.35	.29	.09	.57	.37	.29	.09	.63
ADMINISTRATIVE	18	.49	.39	.19	.54	.62	.39	.19	.69
TOTAL OPER EXP	15	4.39	4.32	3.78	4.73	4.58	4.35	4.03	5.05
FIXED EXPENSES	7	1.74	1.44	.84	2.25	1.86	1.70	.84	2.53
TOTAL OPER+FIX	5	5.77	5.45	4.67	7.33	6.00	5.45	4.67	8.25
LEASING EXP	3	.16	.16						
TOTAL PAYROLL	11	1.57	1.23	.86	1.64				
TOTAL CONTRACT	18	1.83	1.70	1.40	1.96				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8884	11
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	377	8
AVG % OFFICE OCCUPANCY	96.7	16
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.26	4
RENTABLE/GROSS SQFT	.96	13

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.37	17
PAYROLL	.95	9
CONTRACT	.89	16
SUP/MAT/MISC	.06	9
TRASH REMOVAL	.03	6
REPR/MAINT TOTAL	1.23	16
PAYROLL	.38	11
ELEVATOR	.07	12
HVAC	.41	16
ELECTRICAL	.06	16
STRUCT/ROOF	.25	15
PLUMBING	.04	14
FIRE/LIFE SFTY	.06	12
OTHER MAINT/SUP	.24	14

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.01	17
ELECTRICAL	.69	17
GAS	.27	13
FUEL OIL	.33	4
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	15
RDS/GNDS/SEC TOTAL	.35	17
RDS/GNDS TOTAL	.17	17
RDS/GNDS PAYRL	.08	9
RDS/GNDS CONTR	.14	13
RDS/GNDS OTHER	.02	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.46	6
SEC PAYROLL	.06	2
SEC CONTRACTS	.64	4
SEC OTHER		
ADMIN TOTAL	.49	18
PAYROLL	.32	11
MGMT FEES	.30	2
PROF FEES		
GEN OFC EXP	.06	6
OTHER ADM EXP	.18	8

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.33	6
REAL ESTATE TAX	1.39	7
BUILDING INS	.04	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.16	2
ADV/PROMOTION	.16	3
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.57	11
CLEANING	.95	9
REPAIR/MAINT	.38	11
RDS/GROUNDS	.08	9
SECURITY	.06	2
ADMINISTRATIVE	.32	11
TOTAL CONTRACTS	1.83	18
CLEANING	.89	16
REPAIR/MAINT	.82	17
RDS/GROUNDS	.14	13
SECURITY	.64	4
ADMINISTRATIVE	.36	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

20-29 YEARS 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	277,896 SQ. FT.				267,738 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					11.26	9.44		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	11.16	9.44						
MISCELLANEOUS									
TOTAL INCOME	3	11.16	9.44						
EXPENSE									
CLEANING	4	.77	.71	.56	1.00	.77	.71	.56	1.00
REPAIR-MAINT	4	1.15	1.31	.78	1.49	1.15	1.31	.78	1.49
UTILITIES	4	1.22	1.06	.72	1.80	1.22	1.06	.72	1.80
RDS/GRNDS/SEC	4	.06	.03	.02	.15	.06	.03	.02	.15
ADMINISTRATIVE	4	.56	.51	.28	.78	.56	.52	.30	.79
TOTAL OPER EXP	4	3.77	3.59	3.19	4.21	3.91	3.64	3.19	4.53
FIXED EXPENSES	3	2.66	1.15			2.76	1.30		
TOTAL OPER+FIX	3	6.56	5.00			6.86	5.64		
LEASING EXP									
TOTAL PAYROLL	4	.63	.62	.70	.94				
TOTAL CONTRACT	4	1.29	1.36	1.11	1.46				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13967	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	173	2
AVG % OFFICE OCCUPANCY	91.3	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.05	2
RENTABLE/GROSS SQFT	1.00	2

DETAIL*		BLDS
CLEANING TOTAL	.77	4
PAYROLL	.22	4
CONTRACT	.54	4
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.15	4
PAYROLL	.67	3
ELEVATOR	.04	4
HVAC	.15	4
ELECTRICAL	.06	4
STRUCT/ROOF	.19	4
PLUMBING	.07	3
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.21	3

DETAIL*		BLDS
UTILITIES TOTAL	1.22	4
ELECTRICAL	.84	4
GAS	.28	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	4
RDS/GNDS/SEC TOTAL	.06	4
RDS/GNDS TOTAL	.07	4
RDS/GNDS PAYRL	.01	3
RDS/GNDS CONTR	.07	3
RDS/GNDS OTHER	.00	2

DETAIL*		BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.56	4
PAYROLL	.12	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.06	3
OTHER ADM EXP		

DETAIL*		BLDS
FIXED EXP TOTAL	2.66	3
REAL ESTATE TAX	2.66	3
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*		BLDS
TOTAL PAYROLL	.69	4
CLEANING	.22	4
REPAIR/MAINT	.67	3
RDS/GROUNDS	.01	3
SECURITY		
ADMINISTRATIVE	.12	3
TOTAL CONTRACTS	1.29	4
CLEANING	.54	4
REPAIR/MAINT	.49	4
RDS/GROUNDS	.07	3
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

20-29 YEARS 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	12 BLDS	2,082,860 SQ. FT.				1,790,175 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					9.77	12.53	.36	17.09
RETAIL AREA									
OTHER AREA	2	13.63	13.64						
TOTAL RENT	5	9.44	11.75	.31	16.65				
MISCELLANEOUS									
TOTAL INCOME	5	9.44	11.75	.31	16.65				
EXPENSE									
CLEANING	12	.77	.77	.62	.99	.77	.77	.62	.99
REPAIR-MAINT	11	1.75	1.61	1.20	1.83	1.75	1.61	1.20	1.83
UTILITIES	12	1.57	1.62	.87	1.83	1.57	1.62	.87	1.83
RDS/GRNDS/SEC	11	.26	.23	.03	.44	.30	.24	.04	.47
ADMINISTRATIVE	9	.11	.06	.04	.20	.12	.07	.04	.21
TOTAL OPER EXP	11	4.61	4.41	3.63	4.87	5.24	4.90	4.27	5.25
FIXED EXPENSES	4	2.38	2.38	1.18	3.31	2.75	2.75	1.29	3.99
TOTAL OPER+FIX	4	6.40	6.79	5.11	7.42	7.41	7.73	5.61	8.95
LEASING EXP									
TOTAL PAYROLL	12	.66	.73	.31	1.01				
TOTAL CONTRACT	12	1.74	1.86	1.29	2.26				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	36540	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	196	7
AVG % OFFICE OCCUPANCY	96.4	12
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.85	12

DETAIL*		BLDS
CLEANING TOTAL	.77	12
PAYROLL	.19	7
CONTRACT	.56	12
SUP/MAT/MISC	.01	4
TRASH REMOVAL	.02	6
REPR/MAINT TOTAL	1.75	11
PAYROLL	.66	10
ELEVATOR	.18	11
HVAC	.31	11
ELECTRICAL	.10	11
STRUCT/ROOF	.29	11
PLUMBING	.06	11
FIRE/LIFE SFTY	.04	10
OTHER MAINT/SUP	.15	11

DETAIL*		BLDS
UTILITIES TOTAL	1.57	12
ELECTRICAL	1.01	12
GAS	.32	6
FUEL OIL	.00	2
PURCH STEAM	.76	3
PURCH CH WTR		
COAL		
WATER/SEWER	.16	8
RDS/GNDS/SEC TOTAL	.26	11
RDS/GNDS TOTAL	.03	11
RDS/GNDS PAYRL	.01	6
RDS/GNDS CONTR	.03	10
RDS/GNDS OTHER	.01	2

DETAIL*		BLDS
SECURITY TOTAL	.31	7
SEC PAYROLL	.02	5
SEC CONTRACTS	.20	7
SEC OTHER	.10	2
ADMIN TOTAL	.11	9
PAYROLL	.10	5
MGMT FEES		
PROF FEES		
GEN OFC EXP	.01	3
OTHER ADM EXP	.05	3

DETAIL*		BLDS
FIXED EXP TOTAL	2.38	4
REAL ESTATE TAX	2.38	4
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*		BLDS
TOTAL PAYROLL	.66	12
CLEANING	.19	7
REPAIR/MAINT	.66	10
RDS/GROUNDS	.01	6
SECURITY	.02	5
ADMINISTRATIVE	.10	6
TOTAL CONTRACTS	1.74	12
CLEANING	.56	12
REPAIR/MAINT	.97	11
RDS/GROUNDS	.03	10
SECURITY	.20	7
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

20-29 YEARS 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,363,060 SQ. FT.				1,201,197 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					20.81	20.46		
RETAIL AREA									
OTHER AREA	2	79.60	126.36						
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME	2	19.93	19.82						
EXPENSE									
CLEANING	4	.65	.60	.48	.81	.65	.60	.48	.81
REPAIR-MAINT	3	2.41	2.29			2.41	2.29		
UTILITIES	4	1.54	1.42	1.33	1.77	1.54	1.42	1.33	1.77
RDS/GRNDS/SEC	3	.34	.08			.37	.10		
ADMINISTRATIVE	4	.29	.15	.06	.51	.33	.16	.07	.56
TOTAL OPER EXP	3	5.45	5.70			6.11	5.70		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	2	1.00	1.01						
TOTAL CONTRACT	4	2.15	2.39	1.30	3.07				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	58597	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	99.4	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	1.00	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.65	4
PAYROLL		
CONTRACT	.61	4
SUP/MAT/MISC	.04	2
TRASH REMOVAL		
REPR/MAINT TOTAL	2.41	3
PAYROLL	.93	2
ELEVATOR	.29	3
HVAC	.71	3
ELECTRICAL	.15	3
STRUCT/ROOF	.22	3
PLUMBING	.07	3
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.30	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.54	4
ELECTRICAL	.61	4
GAS	.39	2
FUEL OIL	.03	3
PURCH STEAM	.81	2
PURCH CH WTR		
COAL		
WATER/SEWER	.12	4
RDS/GNDS/SEC TOTAL	.34	3
RDS/GNDS TOTAL	.04	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.29	4
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.11	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.00	2
CLEANING		
REPAIR/MAINT	.93	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	2.15	4
CLEANING	.61	4
REPAIR/MAINT	1.47	3
RDS/GROUNDS	.04	2
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

30-39 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	26 BLDS	1,876,942 SQ. FT.				1,716,472 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	14					14.00	10.06	8.56	12.47
RETAIL AREA									
OTHER AREA									
TOTAL RENT	14	13.15	9.80	8.56	10.46				
MISCELLANEOUS									
TOTAL INCOME	14	13.15	9.80	8.56	10.46				
EXPENSE									
CLEANING	26	1.21	1.00	.67	1.50	1.21	1.00	.67	1.50
REPAIR-MAINT	25	1.46	1.30	.98	1.80	1.47	1.30	1.01	1.80
UTILITIES	26	1.37	1.33	1.10	1.80	1.38	1.33	1.10	1.80
RDS/GRNDS/SEC	24	.37	.12	.04	.25	.40	.12	.06	.27
ADMINISTRATIVE	25	.52	.39	.23	.60	.57	.48	.23	.66
TOTAL OPER EXP	24	4.52	4.41	3.63	5.64	4.97	4.61	3.82	6.24
FIXED EXPENSES	11	2.66	.97	.69	2.01	2.92	.97	.69	2.26
TOTAL OPER + FIX	11	6.67	5.37	4.03	6.05	7.33	5.66	4.03	7.50
LEASING EXP	5	.16	.16	.16	.16				
TOTAL PAYROLL	16	1.53	.89	.56	1.32				
TOTAL CONTRACT	26	1.95	1.73	.89	2.19				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12408	22
AVG SQFT/RETAIL TENANT	1870	3
AVG SQFT/OFFICE WORKER	209	12
AVG % OFFICE OCCUPANCY	97.7	23
AVG % RETAIL OCCUPANCY	96.7	3
AVG $ RATE YR-END RENT	14.06	8
RENTABLE/GROSS SQFT	.95	17

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.21	26
PAYROLL	.82	14
CONTRACT	.69	24
SUP/MAT/MISC	.06	9
TRASH REMOVAL	.02	8
REPR/MAINT TOTAL	1.46	25
PAYROLL	.48	16
ELEVATOR	.16	18
HVAC	.40	26
ELECTRICAL	.10	24
STRUCT/ROOF	.19	24
PLUMBING	.09	22
FIRE/LIFE SFTY	.12	21
OTHER MAINT/SUP	.16	20

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.37	26
ELECTRICAL	1.00	26
GAS	.26	15
FUEL OIL	.26	8
PURCH STEAM	.65	4
PURCH CH WTR		
COAL		
WATER/SEWER	.06	24
RDS/GNDS/SEC TOTAL	.37	24
RDS/GNDS TOTAL	.06	22
RDS/GNDS PAYRL	.04	9
RDS/GNDS CONTR	.06	14
RDS/GNDS OTHER	.01	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.51	15
SEC PAYROLL	.67	5
SEC CONTRACTS	.39	9
SEC OTHER	.00	2
ADMIN TOTAL	.52	25
PAYROLL	.21	14
MGMT FEES	.62	4
PROF FEES		
GEN OFC EXP	.04	9
OTHER ADM EXP	.04	10

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.66	11
REAL ESTATE TAX	2.75	10
BUILDING INS	.03	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.16	5
ADV/PROMOTION	.16	5
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.53	16
CLEANING	.82	14
REPAIR/MAINT	.48	16
RDS/GROUNDS	.04	9
SECURITY	.67	5
ADMINISTRATIVE	.21	14
TOTAL CONTRACTS	1.95	26
CLEANING	.69	24
REPAIR/MAINT	1.02	26
RDS/GROUNDS	.06	14
SECURITY	.39	9
ADMINISTRATIVE	.62	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

30-39 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS	390,684 SQ. FT.				373,096 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	11					10.00	9.91	9.16	10.59
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11	9.44	9.77	9.07	9.89				
MISCELLANEOUS									
TOTAL INCOME	11	9.44	9.77	9.07	9.89				
EXPENSE									
CLEANING	14	1.15	.97	.84	1.51	1.15	.97	.84	1.51
REPAIR-MAINT	14	1.38	1.23	.95	1.64	1.38	1.23	.95	1.64
UTILITIES	15	1.28	1.30	1.08	1.55	1.28	1.30	1.08	1.56
RDS/GRNDS/SEC	14	.10	.12	.07	.15	.11	.12	.08	.16
ADMINISTRATIVE	15	.75	.46	.19	.75	.80	.46	.21	.85
TOTAL OPER EXP	14	4.66	4.29	3.63	5.37	4.96	4.46	3.63	6.16
FIXED EXPENSES	8	1.06	.86	.50	1.33	1.16	.86	.50	1.51
TOTAL OPER+FIX	8	5.34	4.32	3.84	5.66	5.71	4.32	3.84	6.62
LEASING EXP	5	.16	.16	.16	.16				
TOTAL PAYROLL	10	1.21	.89	.74	.99				
TOTAL CONTRACT	15	1.74	1.46	.79	2.09				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4935	15
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	271	6
AVG % OFFICE OCCUPANCY	95.8	13
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.03	7
RENTABLE/GROSS SQFT	1.00	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.15	14
PAYROLL	.64	7
CONTRACT	.78	14
SUP/MAT/MISC	.04	4
TRASH REMOVAL		
REPR/MAINT TOTAL	1.38	14
PAYROLL	.67	9
ELEVATOR	.09	7
HVAC	.16	15
ELECTRICAL	.05	13
STRUCT/ROOF	.36	13
PLUMBING	.33	11
FIRE/LIFE SFTY	.05	11
OTHER MAINT/SUP	.20	11

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.28	15
ELECTRICAL	.75	15
GAS	.23	7
FUEL OIL	.41	6
PURCH STEAM	1.09	3
PURCH CH WTR		
COAL		
WATER/SEWER	.06	15
RDS/GNDS/SEC TOTAL	.10	14
RDS/GNDS TOTAL	.08	14
RDS/GNDS PAYRL	.00	4
RDS/GNDS CONTR	.11	8
RDS/GNDS OTHER	.02	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.03	6
SEC PAYROLL		
SEC CONTRACTS	.06	4
SEC OTHER		
ADMIN TOTAL	.75	15
PAYROLL	.21	7
MGMT FEES	.38	3
PROF FEES		
GEN OFC EXP	.13	7
OTHER ADM EXP	.09	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.06	8
REAL ESTATE TAX	1.21	7
BUILDING INS	.03	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.16	5
ADV/PROMOTION	.16	5
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.21	10
CLEANING	.64	7
REPAIR/MAINT	.67	9
RDS/GROUNDS	.00	4
SECURITY		
ADMINISTRATIVE	.21	7
TOTAL CONTRACTS	1.74	15
CLEANING	.78	14
REPAIR/MAINT	.82	15
RDS/GROUNDS	.11	8
SECURITY	.06	4
ADMINISTRATIVE	.36	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

30-39 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	346,271 SQ. FT.				301,017 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	4	.92	1.05	.75	1.11	.92	1.05	.75	1.11
REPAIR-MAINT	4	1.76	1.92	1.25	2.45	1.76	1.92	1.25	2.45
UTILITIES	4	1.63	1.66	1.32	1.89	1.63	1.66	1.32	1.89
RDS/GRNDS/SEC	4	.38	.42	.01	.86	.43	.47	.01	.96
ADMINISTRATIVE	3	.30	.24			.33	.28		
TOTAL OPER EXP	4	4.90	5.59	4.03	6.05	5.63	6.22	4.63	6.89
FIXED EXPENSES	2	2.02	2.02			2.35	2.41		
TOTAL OPER+FIX	2	6.05	6.05			7.03	7.04		
LEASING EXP									
TOTAL PAYROLL	3	.95	.99						
TOTAL CONTRACT	4	2.34	2.44	1.21	3.67				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	70780	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	219	2
AVG % OFFICE OCCUPANCY	96.9	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.92	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.92	4
PAYROLL	.20	3
CONTRACT	.74	4
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.76	4
PAYROLL	.52	3
ELEVATOR	.22	4
HVAC	.86	4
ELECTRICAL	.15	4
STRUCT/ROOF	.10	4
PLUMBING	.03	4
FIRE/LIFE SFTY	.08	4
OTHER MAINT/SUP	.10	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.63	4
ELECTRICAL	1.28	4
GAS	.30	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	3
RDS/GNDS/SEC TOTAL	.38	4
RDS/GNDS TOTAL	.11	2
RDS/GNDS PAYRL	.00	2
RDS/GNDS CONTR	.10	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.46	3
SEC PAYROLL	.05	2
SEC CONTRACTS	.41	3
SEC OTHER		
ADMIN TOTAL	.30	3
PAYROLL	.31	2
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.02	2
REAL ESTATE TAX	2.02	2
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.95	3
CLEANING	.20	3
REPAIR/MAINT	.52	3
RDS/GROUNDS	.00	2
SECURITY	.05	2
ADMINISTRATIVE	.31	2
TOTAL CONTRACTS	2.34	4
CLEANING	.74	4
REPAIR/MAINT	1.25	4
RDS/GROUNDS	.10	2
SECURITY	.41	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

30-39 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	773,879 SQ. FT.				713,574 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	6	1.62	.93	.72	3.22	1.64	.93	.72	3.43
REPAIR-MAINT	6	1.41	1.31	1.00	1.78	1.43	1.31	1.07	1.78
UTILITIES	6	1.43	1.35	1.10	1.82	1.44	1.35	1.10	1.94
RDS/GRNDS/SEC	5	.73	.61	.09	1.41	.79	.65	.09	1.44
ADMINISTRATIVE	6	.39	.31	.23	.47	.43	.34	.23	.50
TOTAL OPER EXP	5	4.60	4.22	3.57	5.95	5.07	4.65	4.02	6.45
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	4	2.03	2.21	.54	4.93				
TOTAL CONTRACT	6	1.77	1.61	1.49	2.19				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	26749	5
AVG SQFT/RETAIL TENANT	1870	3
AVG SQFT/OFFICE WORKER	229	3
AVG % OFFICE OCCUPANCY	98.0	5
AVG % RETAIL OCCUPANCY	96.7	3
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.92	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.62	6
PAYROLL	2.25	3
CONTRACT	.64	5
SUP/MAT/MISC	.15	3
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	1.41	6
PAYROLL	.39	3
ELEVATOR	.18	6
HVAC	.41	6
ELECTRICAL	.15	6
STRUCT/ROOF	.25	6
PLUMBING	.03	6
FIRE/LIFE SFTY	.06	5
OTHER MAINT/SUP	.23	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.43	6
ELECTRICAL	1.06	6
GAS	.37	3
FUEL OIL	.17	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	5
RDS/GNDS/SEC TOTAL	.73	6
RDS/GNDS TOTAL	.12	5
RDS/GNDS PAYRL	.06	3
RDS/GNDS CONTR	.06	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.78	4
SEC PAYROLL	1.19	2
SEC CONTRACTS	.45	2
SEC OTHER		
ADMIN TOTAL	.39	6
PAYROLL	.31	4
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.02	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.83	4
CLEANING	2.25	3
REPAIR/MAINT	.39	3
RDS/GROUNDS	.06	3
SECURITY	1.19	2
ADMINISTRATIVE	.31	4
TOTAL CONTRACTS	1.77	6
CLEANING	.64	5
REPAIR/MAINT	1.06	6
RDS/GROUNDS	.06	4
SECURITY	.45	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

40-49 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	414,207 SQ. FT.				401,528 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					14.17	12.18	10.54	14.87
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	14.39	12.18	10.54	14.99				
MISCELLANEOUS									
TOTAL INCOME	4	14.39	12.18	10.54	14.99				
EXPENSE									
CLEANING	4	1.03	.53	.47	1.26	1.06	.53	.49	1.26
REPAIR-MAINT	4	1.91	1.11	.74	2.18	1.97	1.11	.74	2.29
UTILITIES	4	1.56	1.21	.73	1.71	1.61	1.21	.73	1.78
RDS/GRNDS/SEC	4	.12	.07	.02	.19	.12	.07	.02	.19
ADMINISTRATIVE	4	.25	.13	.10	.33	.26	.13	.10	.33
TOTAL OPER EXP	4	4.87	4.05	2.38	5.35	5.03	4.05	2.36	5.54
FIXED EXPENSES	2	.93	.93			.93	.93		
TOTAL OPER+FIX	2	3.22	3.31			3.22	3.31		
LEASING EXP	2	.16	.16						
TOTAL PAYROLL	4	.80	.65	.45	.94				
TOTAL CONTRACT	4	1.99	1.41	1.00	2.14				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16920	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	159	2
AVG % OFFICE OCCUPANCY	93.8	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.55	3
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.03	4
PAYROLL	.84	3
CONTRACT	.56	4
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.91	4
PAYROLL	.53	3
ELEVATOR	.20	4
HVAC	.59	4
ELECTRICAL	.07	4
STRUCT/ROOF	.48	4
PLUMBING	.04	4
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.29	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.56	4
ELECTRICAL	1.06	4
GAS		
FUEL OIL	.27	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	3
RDS/GNDS/SEC TOTAL	.12	4
RDS/GNDS TOTAL	.04	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.17	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.25	4
PAYROLL	.09	2
MGMT FEES		
PROF FEES		
GEN OFC EXP	.05	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.93	2
REAL ESTATE TAX	.88	2
BUILDING INS	.05	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.16	2
ADV/PROMOTION	.16	2
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.80	4
CLEANING	.84	3
REPAIR/MAINT	.53	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.09	2
TOTAL CONTRACTS	1.99	4
CLEANING	.56	4
REPAIR/MAINT	1.40	4
RDS/GROUNDS	.02	3
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

50 OR MORE YEARS ALL SIZES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	15 BLDS	1,214,878 SQ. FT.				1,110,279 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	11					14.50	12.14	8.62	15.92
RETAIL AREA									
OTHER AREA	2	9.67	9.77						
TOTAL RENT	11	14.31	12.14	8.62	15.92				
MISCELLANEOUS									
TOTAL INCOME	11	14.31	12.14	8.62	15.92				
EXPENSE									
CLEANING	13	1.10	.85	.65	1.41	1.10	.85	.65	1.41
REPAIR-MAINT	13	1.71	1.59	.97	2.06	1.71	1.59	.97	2.06
UTILITIES	15	1.30	1.08	.93	1.46	1.30	1.08	.93	1.46
RDS/GRNDS/SEC	12	.45	.11	.01	.41	.49	.12	.01	.48
ADMINISTRATIVE	13	.23	.20	.12	.32	.24	.21	.12	.32
TOTAL OPER EXP	11	4.24	4.43	3.37	5.11	4.35	4.46	3.37	5.11
FIXED EXPENSES	7	1.04	1.03	.80	1.28	1.04	1.03	.80	1.28
TOTAL OPER+FIX	7	4.64	5.02	3.50	6.23	4.65	5.02	3.50	6.25
LEASING EXP	6	.16	.16	.16	.16				
TOTAL PAYROLL	12	.91	.69	.46	1.34				
TOTAL CONTRACT	15	1.84	1.44	1.08	1.84				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9705	8
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	327	8
AVG % OFFICE OCCUPANCY	96.1	15
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.28	7
RENTABLE/GROSS SQFT	.90	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.10	13
PAYROLL	.13	7
CONTRACT	1.05	13
SUP/MAT/MISC	.01	2
TRASH REMOVAL		
REPR/MAINT TOTAL	1.71	13
PAYROLL	.45	12
ELEVATOR	.18	11
HVAC	.30	12
ELECTRICAL	.10	13
STRUCT/ROOF	.37	13
PLUMBING	.07	12
FIRE/LIFE SFTY	.03	9
OTHER MAINT/SUP	.28	12

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.30	15
ELECTRICAL	.77	15
GAS	.14	5
FUEL OIL	.12	6
PURCH STEAM	.55	6
PURCH CH WTR		
COAL		
WATER/SEWER	.09	13
RDS/GNDS/SEC TOTAL	.45	12
RDS/GNDS TOTAL	.20	11
RDS/GNDS PAYRL	.37	3
RDS/GNDS CONTR	.07	10
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.87	5
SEC PAYROLL		
SEC CONTRACTS	.12	3
SEC OTHER		
ADMIN TOTAL	.23	13
PAYROLL	.14	8
MGMT FEES		
PROF FEES		
GEN OFC EXP	.13	6
OTHER ADM EXP	.07	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.04	7
REAL ESTATE TAX	1.01	7
BUILDING INS	.04	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.16	6
ADV/PROMOTION	.16	6
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*-	AVERAGE	BLDS
TOTAL PAYROLL	.91	12
CLEANING	.13	7
REPAIR/MAINT	.45	12
RDS/GROUNDS	.37	3
SECURITY		
ADMINISTRATIVE	.14	8
TOTAL CONTRACTS	1.84	15
CLEANING	1.05	13
REPAIR/MAINT	1.03	13
RDS/GROUNDS	.07	10
SECURITY	.12	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

50 OR MORE YEARS LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	114,875 SQ. FT.				114,875 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					10.66	12.14	7.54	13.19
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	10.66	12.14	7.54	13.19				
MISCELLANEOUS									
TOTAL INCOME	5	10.66	12.14	7.54	13.19				
EXPENSE									
CLEANING	5	.96	1.01	.70	1.43	.96	1.01	.70	1.43
REPAIR-MAINT	5	1.06	.99	.73	1.64	1.06	.99	.73	1.64
UTILITIES	5	.99	.94	.79	1.34	.99	.94	.79	1.34
RDS/GRNDS/SEC	5	.41	.16	.00	1.12	.41	.16	.00	1.12
ADMINISTRATIVE	5	.31	.23	.18	.42	.31	.23	.18	.42
TOTAL OPER EXP	5	3.71	3.53	2.80	5.46	3.71	3.53	2.80	5.46
FIXED EXPENSES	5	1.14	1.06	.69	1.83	1.14	1.06	.69	1.83
TOTAL OPER+FIX	5	4.85	5.02	3.50	7.07	4.85	5.02	3.50	7.07
LEASING EXP	5	.16	.16	.16	.16				
TOTAL PAYROLL	5	.82	.69	.40	1.86				
TOTAL CONTRACT	5	1.58	1.44	.87	2.51				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7492	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	381	5
AVG % OFFICE OCCUPANCY	97.8	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.96	5
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.96	5
PAYROLL	.37	4
CONTRACT	.71	5
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.06	5
PAYROLL	.50	5
ELEVATOR	.07	3
HVAC	.20	4
ELECTRICAL	.06	5
STRUCT/ROOF	.17	5
PLUMBING	.04	5
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.10	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	.99	5
ELECTRICAL	.69	5
GAS		
FUEL OIL	.28	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	5
RDS/GNDS/SEC TOTAL	.41	5
RDS/GNDS TOTAL	.51	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.51	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.00	2
SEC PAYROLL		
SEC CONTRACTS	.00	2
SEC OTHER		
ADMIN TOTAL	.31	5
PAYROLL	.06	5
MGMT FEES		
PROF FEES		
GEN OFC EXP	.24	4
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.14	5
REAL ESTATE TAX	1.09	5
BUILDING INS	.04	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.16	5
ADV/PROMOTION	.16	5
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.82	5
CLEANING	.37	4
REPAIR/MAINT	.50	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.06	5
TOTAL CONTRACTS	1.58	5
CLEANING	.71	5
REPAIR/MAINT	.46	5
RDS/GROUNDS	.51	4
SECURITY	.00	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Age/Size Analysis

50 OR MORE YEARS 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	520,472 SQ. FT.				501,461 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					12.88	10.64	5.87	20.28
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	12.54	10.64	5.86	19.11				
MISCELLANEOUS									
TOTAL INCOME	5	12.54	10.64	5.86	19.11				
EXPENSE									
CLEANING	7	1.37	.85	.70	1.41	1.37	.85	.70	1.41
REPAIR-MAINT	5	1.55	1.68	.84	2.11	1.55	1.68	.84	2.11
UTILITIES	7	1.30	1.08	.96	1.51	1.30	1.08	.96	1.51
RDS/GRNDS/SEC	4	.89	.12	.06	1.49	.90	.12	.07	1.53
ADMINISTRATIVE	7	.25	.14	.11	.22	.26	.14	.11	.23
TOTAL OPER EXP	5	4.70	4.57	3.24	5.75	4.78	4.81	3.25	5.82
FIXED EXPENSES	2	.96	.93			.96	.94		
TOTAL OPER+FIX	2	4.46	4.17			4.46	4.19		
LEASING EXP									
TOTAL PAYROLL	4	1.75	1.06	.53	2.51				
TOTAL CONTRACT	7	1.91	1.61	1.06	2.61				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11917	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	299	3
AVG % OFFICE OCCUPANCY	91.8	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.72	2
RENTABLE/GROSS SQFT	.96	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.37	7
PAYROLL	.04	3
CONTRACT	1.35	7
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.55	5
PAYROLL	.73	4
ELEVATOR	.11	5
HVAC	.28	5
ELECTRICAL	.04	5
STRUCT/ROOF	.28	5
PLUMBING	.05	4
FIRE/LIFE SFTY	.04	4
OTHER MAINT/SUP	.23	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.30	7
ELECTRICAL	.92	7
GAS	.20	3
FUEL OIL	.18	3
PURCH STEAM	.54	2
PURCH CH WTR		
COAL		
WATER/SEWER	.05	5
RDS/GNDS/SEC TOTAL	.89	4
RDS/GNDS TOTAL	.05	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	1.03	3
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.25	7
PAYROLL	.17	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.05	2
OTHER ADM EXP	.08	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.96	2
REAL ESTATE TAX	.94	2
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.75	4
CLEANING	.04	3
REPAIR/MAINT	.73	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.17	3
TOTAL CONTRACTS	1.91	7
CLEANING	1.35	7
REPAIR/MAINT	.78	5
RDS/GROUNDS	.04	3
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Location/Size Analysis

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	127 BLDS	20,228,560 SQ. FT.				18,212,867 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	65					14.52	10.77	8.62	15.69
RETAIL AREA	7	9.64	10.23	8.09	19.48				
OTHER AREA	15	29.86	10.17	6.54	17.67				
TOTAL RENT	65	13.49	10.64	8.57	13.82				
MISCELLANEOUS									
TOTAL INCOME	66	13.77	10.70	8.59	14.10				
EXPENSE									
CLEANING	123	.96	.84	.64	1.05	.96	.84	.64	1.06
REPAIR-MAINT	123	1.51	1.25	.89	1.72	1.53	1.25	.89	1.72
UTILITIES	127	1.57	1.35	.96	1.67	1.57	1.35	.96	1.67
RDS/GRNDS/SEC	120	.31	.16	.04	.37	.34	.16	.05	.38
ADMINISTRATIVE	104	.28	.29	.13	.47	.30	.31	.13	.51
TOTAL OPER EXP	118	4.24	3.91	3.42	4.86	4.71	4.35	3.63	5.32
FIXED EXPENSES	61	3.35	1.46	.90	2.59	3.76	1.57	.91	2.95
TOTAL OPER+FIX	59	7.19	5.40	4.04	7.00	8.10	5.74	4.30	7.63
LEASING EXP	23	.16	.16	.16	.16				
TOTAL PAYROLL	107	.92	.72	.39	1.16				
TOTAL CONTRACT	127	1.61	1.65	1.10	2.02				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	21277	90
AVG SQFT/RETAIL TENANT	4524	15
AVG SQFT/OFFICE WORKER	226	77
AVG % OFFICE OCCUPANCY	97.9	121
AVG % RETAIL OCCUPANCY	91.6	24
AVG $ RATE YR-END RENT	12.82	35
RENTABLE/GROSS SQFT	.86	86

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.96	123
PAYROLL	.30	80
CONTRACT	.77	121
SUP/MAT/MISC	.04	46
TRASH REMOVAL	.02	41
REPR/MAINT TOTAL	1.51	123
PAYROLL	.57	100
ELEVATOR	.17	110
HVAC	.27	121
ELECTRICAL	.07	118
STRUCT/ROOF	.18	116
PLUMBING	.05	112
FIRE/LIFE SFTY	.03	102
OTHER MAINT/SUP	.24	107

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.57	127
ELECTRICAL	1.13	127
GAS	.24	55
FUEL OIL	.10	36
PURCH STEAM	.57	32
PURCH CH WTR	.04	3
COAL		
WATER/SEWER	.10	97
RDS/GNDS/SEC TOTAL	.31	120
RDS/GNDS TOTAL	.11	113
RDS/GNDS PAYRL	.05	61
RDS/GNDS CONTR	.07	95
RDS/GNDS OTHER	.03	32

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.33	76
SEC PAYROLL	.20	41
SEC CONTRACTS	.24	49
SEC OTHER	.02	10
ADMIN TOTAL	.28	104
PAYROLL	.22	60
MGMT FEES	.46	9
PROF FEES		
GEN OFC EXP	.05	41
OTHER ADM EXP	.07	43

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.35	61
REAL ESTATE TAX	3.44	50
BUILDING INS	.04	26
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.16	22
ADV/PROMOTION	.16	23
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.92	107
CLEANING	.30	80
REPAIR/MAINT	.57	100
RDS/GROUNDS	.06	61
SECURITY	.20	41
ADMINISTRATIVE	.22	60
TOTAL CONTRACTS	1.61	127
CLEANING	.77	121
REPAIR/MAINT	.74	123
RDS/GROUNDS	.07	95
SECURITY	.24	49
ADMINISTRATIVE	.36	10

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	44 BLDS	1,342,816 SQ. FT.				1,274,811 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	34					9.63	10.20	8.65	12.14
RETAIL AREA									
OTHER AREA	2	2.11	2.16						
TOTAL RENT	34	9.36	9.89	8.65	11.46				
MISCELLANEOUS									
TOTAL INCOME	34	9.36	9.89	8.65	11.46				
EXPENSE									
CLEANING	43	1.05	.90	.64	1.13	1.05	.90	.64	1.13
REPAIR-MAINT	43	1.16	1.11	.66	1.55	1.16	1.11	.66	1.55
UTILITIES	44	1.13	1.12	.81	1.40	1.13	1.12	.81	1.40
RDS/GRNDS/SEC	44	.23	.14	.09	.28	.24	.15	.09	.30
ADMINISTRATIVE	41	.61	.39	.23	.48	.63	.39	.23	.52
TOTAL OPER EXP	42	4.07	3.86	3.43	4.85	4.26	4.11	3.43	5.00
FIXED EXPENSES	29	1.28	1.01	.79	1.58	1.35	1.01	.79	1.72
TOTAL OPER+FIX	28	4.89	4.60	3.85	5.49	5.11	4.60	3.85	6.33
LEASING EXP	21	.16	.16	.16	.16				
TOTAL PAYROLL	33	1.03	.86	.46	1.20				
TOTAL CONTRACT	44	1.63	1.63	1.03	1.97				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6468	39
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	308	27
AVG % OFFICE OCCUPANCY	96.8	41
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.06	27
RENTABLE/GROSS SQFT	.94	16

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.06	43
PAYROLL	.47	29
CONTRACT	.71	42
SUP/MAT/MISC	.05	16
TRASH REMOVAL	.04	6
REPR/MAINT TOTAL	1.16	43
PAYROLL	.48	31
ELEVATOR	.07	31
HVAC	.24	42
ELECTRICAL	.06	41
STRUCT/ROOF	.28	42
PLUMBING	.10	37
FIRE/LIFE SFTY	.04	31
OTHER MAINT/SUP	.13	36

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.13	44
ELECTRICAL	.81	44
GAS	.22	19
FUEL OIL	.32	16
PURCH STEAM	.75	4
PURCH CH WTR		
COAL		
WATER/SEWER	.06	39
RDS/GNDS/SEC TOTAL	.23	44
RDS/GNDS TOTAL	.17	43
RDS/GNDS PAYRL	.03	17
RDS/GNDS CONTR	.16	31
RDS/GNDS OTHER	.01	11

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.13	22
SEC PAYROLL	.03	4
SEC CONTRACTS	.22	13
SEC OTHER	.01	4
ADMIN TOTAL	.61	41
PAYROLL	.17	27
MGMT FEES	.36	3
PROF FEES		
GEN OFC EXP	.15	24
OTHER ADM EXP	.17	10

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.28	29
REAL ESTATE TAX	1.29	26
BUILDING INS	.04	22
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.16	20
ADV/PROMOTION	.16	21
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.03	33
CLEANING	.47	29
REPAIR/MAINT	.48	31
RDS/GROUNDS	.03	17
SECURITY	.03	4
ADMINISTRATIVE	.17	27
TOTAL CONTRACTS	1.63	44
CLEANING	.71	42
REPAIR/MAINT	.72	44
RDS/GROUNDS	.16	31
SECURITY	.22	13
ADMINISTRATIVE	.36	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Location/Size Analysis

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	19 BLDS	1,409,586 SQ. FT.				1,296,557 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					10.63	9.44	3.72	17.98
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9	10.41	9.44	3.71	17.72				
MISCELLANEOUS									
TOTAL INCOME	9	10.41	9.44	3.71	17.72				
EXPENSE									
CLEANING	19	1.01	.82	.67	1.02	1.01	.82	.67	1.02
REPAIR-MAINT	17	1.35	1.40	.77	1.68	1.35	1.40	.77	1.68
UTILITIES	19	1.47	1.53	1.06	1.71	1.47	1.53	1.06	1.71
RDS/GRNDS/SEC	16	.26	.12	.03	.45	.29	.15	.03	.50
ADMINISTRATIVE	14	.38	.27	.13	.72	.41	.30	.13	.74
TOTAL OPER EXP	17	4.19	4.03	3.28	4.89	4.60	4.46	3.62	5.26
FIXED EXPENSES	11	2.10	1.48	.93	2.77	2.31	1.50	.97	3.31
TOTAL OPER+FIX	11	5.92	5.51	5.06	6.05	6.51	6.42	5.54	7.04
LEASING EXP	2	.16	.16						
TOTAL PAYROLL	16	.74	.67	.34	.94				
TOTAL CONTRACT	19	1.80	1.61	1.25	2.29				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9278	13
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	225	12
AVG % OFFICE OCCUPANCY	93.9	19
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	11.89	4
RENTABLE/GROSS SQFT	.91	15

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.01	19
PAYROLL	.11	13
CONTRACT	.92	19
SUP/MAT/MISC	.01	2
TRASH REMOVAL	.03	5
REPR/MAINT TOTAL	1.35	17
PAYROLL	.53	15
ELEVATOR	.12	17
HVAC	.30	17
ELECTRICAL	.07	17
STRUCT/ROOF	.17	16
PLUMBING	.05	15
FIRE/LIFE SFTY	.03	14
OTHER MAINT/SUP	.18	14

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.47	19
ELECTRICAL	1.17	19
GAS	.24	10
FUEL OIL	.15	6
PURCH STEAM	.54	2
PURCH CH WTR	.03	2
COAL		
WATER/SEWER	.07	12
RDS/GNDS/SEC TOTAL	.26	16
RDS/GNDS TOTAL	.08	15
RDS/GNDS PAYRL	.02	10
RDS/GNDS CONTR	.07	13
RDS/GNDS OTHER	.00	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.28	11
SEC PAYROLL	.01	7
SEC CONTRACTS	.32	9
SEC OTHER		
ADMIN TOTAL	.38	14
PAYROLL	.25	8
MGMT FEES		
PROF FEES		
GEN OFC EXP	.05	7
OTHER ADM EXP	.14	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.10	11
REAL ESTATE TAX	2.09	11
BUILDING INS	.04	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.16	2
ADV/PROMOTION	.16	2
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.74	16
CLEANING	.11	13
REPAIR/MAINT	.53	15
RDS/GROUNDS	.02	10
SECURITY	.01	7
ADMINISTRATIVE	.25	8
TOTAL CONTRACTS	1.80	19
CLEANING	.92	19
REPAIR/MAINT	.73	17
RDS/GROUNDS	.07	13
SECURITY	.32	9
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	31 BLDS	4,987,886 SQ. FT.				4,525,472 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					14.68	14.64	12.53	17.41
RETAIL AREA									
OTHER AREA	3	13.37	10.27						
TOTAL RENT	11	12.26	13.06	11.89	16.65				
MISCELLANEOUS									
TOTAL INCOME	11	12.26	13.06	11.89	16.65				
EXPENSE									
CLEANING	31	1.11	.89	.67	1.11	1.11	.89	.67	1.11
REPAIR-MAINT	31	1.52	1.27	.99	1.75	1.53	1.27	.99	1.75
UTILITIES	31	1.52	1.52	1.14	1.80	1.53	1.52	1.14	1.83
RDS/GRNDS/SEC	29	.30	.23	.03	.50	.34	.24	.04	.60
ADMINISTRATIVE	24	.27	.23	.05	.46	.29	.23	.06	.49
TOTAL OPER EXP	30	4.49	4.16	3.59	4.97	4.96	4.76	3.99	5.39
FIXED EXPENSES	11	2.18	1.85	1.47	3.16	2.50	2.45	1.68	3.50
TOTAL OPER+FIX	11	6.08	5.66	4.70	7.42	6.97	6.99	5.44	8.95
LEASING EXP									
TOTAL PAYROLL	28	1.14	.75	.34	1.29				
TOTAL CONTRACT	31	1.72	1.75	1.38	2.12				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18383	20
AVG SQFT/RETAIL TENANT	2230	3
AVG SQFT/OFFICE WORKER	201	17
AVG % OFFICE OCCUPANCY	95.9	29
AVG % RETAIL OCCUPANCY	100.0	6
AVG $ RATE YR-END RENT	14.74	3
RENTABLE/GROSS SQFT	.88	26

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.11	31
PAYROLL	.70	20
CONTRACT	.65	30
SUP/MAT/MISC	.11	11
TRASH REMOVAL	.03	13
REPR/MAINT TOTAL	1.52	31
PAYROLL	.54	26
ELEVATOR	.16	31
HVAC	.33	31
ELECTRICAL	.10	31
STRUCT/ROOF	.22	30
PLUMBING	.04	30
FIRE/LIFE SFTY	.04	26
OTHER MAINT/SUP	.21	27

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.52	31
ELECTRICAL	1.11	31
GAS	.27	17
FUEL OIL	.13	8
PURCH STEAM	.58	7
PURCH CH WTR		
COAL		
WATER/SEWER	.09	22
RDS/GNDS/SEC TOTAL	.30	29
RDS/GNDS TOTAL	.07	27
RDS/GNDS PAYRL	.02	14
RDS/GNDS CONTR	.05	24
RDS/GNDS OTHER	.01	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.30	20
SEC PAYROLL	.19	13
SEC CONTRACTS	.33	15
SEC OTHER	.10	2
ADMIN TOTAL	.27	24
PAYROLL	.28	11
MGMT FEES	.47	2
PROF FEES		
GEN OFC EXP	.02	6
OTHER ADM EXP	.03	11

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.18	11
REAL ESTATE TAX	2.18	11
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.14	28
CLEANING	.70	20
REPAIR/MAINT	.54	26
RDS/GROUNDS	.02	14
SECURITY	.19	13
ADMINISTRATIVE	.28	11
TOTAL CONTRACTS	1.72	31
CLEANING	.65	30
REPAIR/MAINT	.86	31
RDS/GROUNDS	.06	24
SECURITY	.33	15
ADMINISTRATIVE	.47	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Location/Size Analysis

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	4,818,369 SQ. FT.				4,407,986 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	8					14.73	16.76	9.65	22.22
RETAIL AREA	3	7.05	10.23						
OTHER AREA	6	74.39	13.64	3.73	60.13				
TOTAL RENT	7	13.06	15.86	6.13	19.29				
MISCELLANEOUS									
TOTAL INCOME	8	14.49	16.62	6.25	21.05				
EXPENSE									
CLEANING	12	.67	.66	.44	.87	.69	.66	.44	.86
REPAIR-MAINT	11	1.40	1.68	.67	1.85	1.44	1.69	.94	1.87
UTILITIES	12	1.36	1.22	.92	1.44	1.36	1.22	.94	1.45
RDS/GRNDS/SEC	10	.30	.28	.01	.50	.33	.31	.01	.59
ADMINISTRATIVE	10	.31	.26	.06	.49	.34	.30	.06	.52
TOTAL OPER EXP	11	3.67	3.42	3.27	4.15	4.02	3.99	3.48	4.46
FIXED EXPENSES	5	3.82	2.96	2.31	6.20	4.23	3.42	2.54	6.89
TOTAL OPER+FIX	5	7.44	6.77	5.74	9.82	8.25	7.79	6.30	10.90
LEASING EXP									
TOTAL PAYROLL	9	.51	.50	.18	.71				
TOTAL CONTRACT	12	1.88	1.66	1.31	2.10				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	51641	8
AVG SQFT/RETAIL TENANT	6102	2
AVG SQFT/OFFICE WORKER	226	6
AVG % OFFICE OCCUPANCY	96.7	12
AVG % RETAIL OCCUPANCY	87.7	5
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.90	12

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.67	12
PAYROLL	.04	5
CONTRACT	.64	12
SUP/MAT/MISC	.02	5
TRASH REMOVAL	.02	4
REPR/MAINT TOTAL	1.40	11
PAYROLL	.45	8
ELEVATOR	.21	11
HVAC	.31	11
ELECTRICAL	.08	9
STRUCT/ROOF	.12	8
PLUMBING	.06	10
FIRE/LIFE SFTY	.04	11
OTHER MAINT/SUP	.37	10

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.36	12
ELECTRICAL	.96	12
GAS	.16	7
FUEL OIL	.03	3
PURCH STEAM	.62	4
PURCH CH WTR		
COAL		
WATER/SEWER	.10	9
RDS/GNDS/SEC TOTAL	.30	10
RDS/GNDS TOTAL	.06	8
RDS/GNDS PAYRL	.02	6
RDS/GNDS CONTR	.04	7
RDS/GNDS OTHER	.02	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.37	7
SEC PAYROLL	.00	3
SEC CONTRACTS	.37	7
SEC OTHER		
ADMIN TOTAL	.31	10
PAYROLL	.16	4
MGMT FEES	.48	3
PROF FEES		
GEN OFC EXP	.02	3
OTHER ADM EXP	.13	7

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.82	5
REAL ESTATE TAX	4.40	4
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.51	9
CLEANING	.04	5
REPAIR/MAINT	.45	8
RDS/GROUNDS	.02	6
SECURITY	.00	3
ADMINISTRATIVE	.16	4
TOTAL CONTRACTS	1.88	12
CLEANING	.64	12
REPAIR/MAINT	.75	11
RDS/GROUNDS	.04	7
SECURITY	.37	7
ADMINISTRATIVE	.48	3

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	5,314,087 SQ. FT.				4,644,536 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					17.02	20.02	12.57	20.96
RETAIL AREA	3	9.52	9.56						
OTHER AREA	3	13.34	14.76						
TOTAL RENT	4	16.30	19.17	12.15	19.66				
MISCELLANEOUS									
TOTAL INCOME	4	16.30	19.17	12.15	19.66				
EXPENSE									
CLEANING	5	.63	.66	.36	.82	.63	.66	.36	.82
REPAIR-MAINT	6	1.76	1.94	1.32	2.35	1.77	1.97	1.32	2.35
UTILITIES	6	1.70	1.66	1.41	1.88	1.71	1.66	1.41	1.88
RDS/GRNDS/SEC	6	.28	.06	.01	.47	.32	.07	.01	.56
ADMINISTRATIVE	4	.15	.06	.03	.30	.17	.07	.04	.33
TOTAL OPER EXP	5	3.97	3.45	3.15	5.15	4.54	4.27	3.86	5.67
FIXED EXPENSES	3	4.46	5.57			5.10	6.10		
TOTAL OPER+FIX	2	9.07	9.13			10.50	10.70		
LEASING EXP									
TOTAL PAYROLL	8	.72	.58	.49	.86				
TOTAL CONTRACT	8	1.25	1.20	1.06	1.55				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	79618	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	273	2
AVG % OFFICE OCCUPANCY	99.6	7
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.86	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.63	6
PAYROLL	.01	2
CONTRACT	.61	5
SUP/MAT/MISC		
TRASH REMOVAL	.02	2
REPR/MAINT TOTAL	1.76	6
PAYROLL	.56	7
ELEVATOR	.18	7
HVAC	.20	7
ELECTRICAL	.06	7
STRUCT/ROOF	.22	7
PLUMBING	.04	7
FIRE/LIFE SFTY	.03	7
OTHER MAINT/SUP	.31	7

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.70	8
ELECTRICAL	1.26	8
GAS	.36	2
FUEL OIL		
PURCH STEAM	.43	6
PURCH CH WTR		
COAL		
WATER/SEWER	.11	6
RDS/GNDS/SEC TOTAL	.28	8
RDS/GNDS TOTAL	.13	7
RDS/GNDS PAYRL	.06	3
RDS/GNDS CONTR	.10	7
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.34	3
SEC PAYROLL	.29	3
SEC CONTRACTS	.04	3
SEC OTHER	.02	2
ADMIN TOTAL	.15	4
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.04	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	4.46	3
REAL ESTATE TAX	4.46	3
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.72	8
CLEANING	.01	2
REPAIR/MAINT	.56	7
RDS/GROUNDS	.06	3
SECURITY	.29	3
ADMINISTRATIVE		
TOTAL CONTRACTS	1.25	8
CLEANING	.61	5
REPAIR/MAINT	.74	7
RDS/GROUNDS	.10	7
SECURITY	.04	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Location/Size Analysis

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	29 BLDS	4,963,842 SQ. FT.				4,577,586 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	14					16.99	14.96	11.17	19.46
RETAIL AREA									
OTHER AREA	4	9.31	11.08	7.36	17.28				
TOTAL RENT	14	16.14	14.17	10.46	19.32				
MISCELLANEOUS									
TOTAL INCOME	14	16.14	14.17	10.46	19.32				
EXPENSE									
CLEANING	28	.60	.65	.50	1.00	.60	.65	.50	1.00
REPAIR-MAINT	25	1.97	1.41	1.03	2.10	1.97	1.41	1.03	2.10
UTILITIES	28	1.65	1.23	.98	1.59	1.65	1.23	.98	1.63
RDS/GRNDS/SEC	25	.17	.17	.03	.61	.18	.19	.03	.65
ADMINISTRATIVE	28	.26	.20	.11	.43	.30	.21	.13	.43
TOTAL OPER EXP	25	4.79	4.60	3.59	5.77	5.17	4.87	3.66	6.24
FIXED EXPENSES	9	3.42	2.57	1.56	3.69	3.60	2.67	1.64	3.73
TOTAL OPER + FIX	8	7.31	6.19	5.03	7.92	7.70	7.00	5.03	8.31
LEASING EXP	3	.16	.16						
TOTAL PAYROLL	22	.62	.64	.50	.91				
TOTAL CONTRACT	29	1.75	1.76	1.05	2.52				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	24684	19
AVG SQFT/RETAIL TENANT	1973	2
AVG SQFT/OFFICE WORKER	184	13
AVG % OFFICE OCCUPANCY	96.5	26
AVG % RETAIL OCCUPANCY	93.9	3
AVG $ RATE YR-END RENT	15.54	4
RENTABLE/GROSS SQFT	.96	25

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.60	28
PAYROLL	.06	12
CONTRACT	.56	27
SUP/MAT/MISC	.01	9
TRASH REMOVAL	.02	7
REPR/MAINT TOTAL	1.97	25
PAYROLL	.56	19
ELEVATOR	.25	23
HVAC	.31	26
ELECTRICAL	.10	24
STRUCT/ROOF	.27	23
PLUMBING	.04	24
FIRE/LIFE SFTY	.12	23
OTHER MAINT/SUP	.42	24

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.65	28
ELECTRICAL	1.19	27
GAS	.14	21
FUEL OIL	.01	8
PURCH STEAM	.73	5
PURCH CH WTR		
COAL		
WATER/SEWER	.09	25
RDS/GNDS/SEC TOTAL	.17	25
RDS/GNDS TOTAL	.06	24
RDS/GNDS PAYRL	.02	13
RDS/GNDS CONTR	.05	20
RDS/GNDS OTHER	.01	6

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.29	12
SEC PAYROLL	.51	5
SEC CONTRACTS	.17	11
SEC OTHER		
ADMIN TOTAL	.26	28
PAYROLL	.10	16
MGMT FEES	.77	4
PROF FEES		
GEN OFC EXP	.02	6
OTHER ADM EXP	.07	15

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.42	8
REAL ESTATE TAX	3.46	8
BUILDING INS	.03	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.16	3
ADV/PROMOTION	.16	3
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.62	22
CLEANING	.06	12
REPAIR/MAINT	.56	19
RDS/GROUNDS	.02	13
SECURITY	.51	5
ADMINISTRATIVE	.10	16
TOTAL CONTRACTS	1.75	29
CLEANING	.56	27
REPAIR/MAINT	1.06	26
RDS/GROUNDS	.05	20
SECURITY	.17	11
ADMINISTRATIVE	.77	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	296,901 SQ. FT.				290,887 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					10.40	11.91	11.17	14.81
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	10.13	11.91	9.84	13.53				
MISCELLANEOUS									
TOTAL INCOME	6	10.13	11.91	9.84	13.53				
EXPENSE									
CLEANING	10	1.16	.72	.61	1.62	1.16	.72	.61	1.62
REPAIR-MAINT	9	1.14	1.23	.47	1.60	1.14	1.23	.47	1.60
UTILITIES	10	1.12	1.15	.84	1.24	1.12	1.15	.84	1.24
RDS/GRNDS/SEC	9	.28	.17	.03	.55	.29	.19	.03	.58
ADMINISTRATIVE	11	.39	.31	.18	.47	.40	.31	.19	.50
TOTAL OPER EXP	9	4.17	3.66	3.33	5.06	4.27	3.85	3.39	5.72
FIXED EXPENSES	6	1.85	2.01	1.20	2.57	1.90	2.14	1.20	2.87
TOTAL OPER + FIX	5	5.28	5.21	4.26	7.33	5.45	5.21	4.26	8.25
LEASING EXP	3	.16	.16						
TOTAL PAYROLL	8	.89	.82	.71	1.07				
TOTAL CONTRACT	11	1.70	1.45	.79	1.72				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12973	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	324	6
AVG % OFFICE OCCUPANCY	95.2	10
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	18.50	3
RENTABLE/GROSS SQFT	.96	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.16	10
PAYROLL	.31	6
CONTRACT	1.10	9
SUP/MAT/MISC	.01	5
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	1.14	9
PAYROLL	.33	8
ELEVATOR	.05	7
HVAC	.29	10
ELECTRICAL	.06	9
STRUCT/ROOF	.20	7
PLUMBING	.04	8
FIRE/LIFE SFTY	.02	9
OTHER MAINT/SUP	.23	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.12	10
ELECTRICAL	.76	10
GAS	.29	10
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	9
RDS/GNDS/SEC TOTAL	.28	9
RDS/GNDS TOTAL	.15	9
RDS/GNDS PAYRL	.05	7
RDS/GNDS CONTR	.12	8
RDS/GNDS OTHER	.02	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.27	4
SEC PAYROLL		
SEC CONTRACTS	.27	4
SEC OTHER		
ADMIN TOTAL	.39	11
PAYROLL	.26	8
MGMT FEES	.39	2
PROF FEES		
GEN OFC EXP	.22	3
OTHER ADM EXP	.14	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.39	5
REAL ESTATE TAX	1.82	5
BUILDING INS	.03	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.16	3
ADV/PROMOTION	.16	3
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.89	8
CLEANING	.31	6
REPAIR/MAINT	.33	8
RDS/GROUNDS	.05	7
SECURITY		
ADMINISTRATIVE	.28	8
TOTAL CONTRACTS	1.70	11
CLEANING	1.10	9
REPAIR/MAINT	.80	10
RDS/GROUNDS	.12	8
SECURITY	.27	4
ADMINISTRATIVE	.39	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Location/Size Analysis

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	374,529 SQ. FT.				346,013 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	5	1.17	1.05	.92	1.51	1.18	1.05	.92	1.55
REPAIR-MAINT	5	1.60	1.28	.92	2.45	1.61	1.28	.94	2.45
UTILITIES	5	1.35	1.24	1.10	1.66	1.36	1.24	1.10	1.69
RDS/GRNDS/SEC	5	1.13	.83	.44	1.85	1.22	.91	.48	1.97
ADMINISTRATIVE	5	.49	.23	.21	.91	.53	.25	.23	.93
TOTAL OPER EXP	5	5.73	5.99	5.17	6.11	6.17	6.27	5.46	6.89
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	3	1.90	.99						
TOTAL CONTRACT	5	2.73	2.75	1.71	3.87				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13203	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	281	3
AVG % OFFICE OCCUPANCY	94.8	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.90	4

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.17	5
PAYROLL	.13	3
CONTRACT	1.06	5
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.60	5
PAYROLL	.49	3
ELEVATOR	.15	5
HVAC	.64	5
ELECTRICAL	.15	4
STRUCT/ROOF	.21	5
PLUMBING	.03	5
FIRE/LIFE SFTY	.06	4
OTHER MAINT/SUP	.11	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.35	5
ELECTRICAL	.96	5
GAS	.36	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	5
RDS/GNDS/SEC TOTAL	1.13	5
RDS/GNDS TOTAL	.16	4
RDS/GNDS PAYRL	.03	3
RDS/GNDS CONTR	.11	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	1.01	5
SEC PAYROLL	1.03	3
SEC CONTRACTS	.63	3
SEC OTHER		
ADMIN TOTAL	.49	5
PAYROLL	.22	3
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.90	3
CLEANING	.13	3
REPAIR/MAINT	.49	3
RDS/GROUNDS	.03	3
SECURITY	1.03	3
ADMINISTRATIVE	.22	3
TOTAL CONTRACTS	2.73	5
CLEANING	1.06	5
REPAIR/MAINT	1.21	5
RDS/GROUNDS	.11	3
SECURITY	.63	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,387,586 SQ. FT.				1,258,958 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					10.06	9.80		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	9.43	9.67						
MISCELLANEOUS									
TOTAL INCOME	2	9.43	9.67						
EXPENSE									
CLEANING	7	.54	.47	.45	.76	.54	.47	.45	.77
REPAIR-MAINT	6	1.61	1.46	1.25	2.14	1.61	1.46	1.25	2.16
UTILITIES	7	1.13	1.03	.81	1.44	1.13	1.03	.81	1.44
RDS/GRNDS/SEC	6	.15	.14	.10	.21	.16	.16	.11	.23
ADMINISTRATIVE	6	.13	.11	.06	.20	.14	.12	.06	.22
TOTAL OPER EXP	6	3.86	3.70	3.16	4.74	4.22	3.99	3.55	4.87
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	6	.39	.41	.11	.60				
TOTAL CONTRACT	7	1.46	1.76	1.23	2.12				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	96304	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	191	2
AVG % OFFICE OCCUPANCY	98.4	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.97	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.54	7
PAYROLL		
CONTRACT	.53	7
SUP/MAT/MISC		
TRASH REMOVAL	.02	2
REPR/MAINT TOTAL	1.61	6
PAYROLL	.60	3
ELEVATOR	.15	6
HVAC	.36	6
ELECTRICAL	.14	6
STRUCT/ROOF	.25	6
PLUMBING	.05	6
FIRE/LIFE SFTY	.06	5
OTHER MAINT/SUP	.46	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.13	7
ELECTRICAL	1.03	6
GAS	.13	3
FUEL OIL	.02	4
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	5
RDS/GNDS/SEC TOTAL	.15	6
RDS/GNDS TOTAL	.06	6
RDS/GNDS PAYRL	.02	2
RDS/GNDS CONTR	.09	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.06	2
SEC PAYROLL		
SEC CONTRACTS	.13	3
SEC OTHER		
ADMIN TOTAL	.13	6
PAYROLL	.10	3
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.12	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.39	6
CLEANING		
REPAIR/MAINT	.60	3
RDS/GROUNDS	.02	2
SECURITY		
ADMINISTRATIVE	.10	3
TOTAL CONTRACTS	1.46	7
CLEANING	.53	7
REPAIR/MAINT	1.00	6
RDS/GROUNDS	.09	5
SECURITY	.13	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Location/Size Analysis

SUBURBAN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,928,822 SQ. FT.				1,758,121 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					22.45	20.63	18.59	24.28
RETAIL AREA									
OTHER AREA	2	13.04	17.28						
TOTAL RENT	4	21.52	19.61	18.02	23.32				
MISCELLANEOUS									
TOTAL INCOME	4	21.52	19.61	18.02	23.32				
EXPENSE									
CLEANING	5	.53	.53	.46	.61	.53	.53	.46	.61
REPAIR-MAINT	4	2.26	2.26	1.39	3.46	2.26	2.26	1.39	3.46
UTILITIES	5	1.80	1.31	1.18	2.90	1.80	1.31	1.18	2.90
RDS/GRNDS/SEC	4	.05	.04	.00	.08	.05	.04	.00	.09
ADMINISTRATIVE	5	.43	.08	.06	.80	.47	.10	.06	.84
TOTAL OPER EXP	4	5.26	5.32	4.02	6.93	5.66	5.90	4.22	7.96
FIXED EXPENSES	2	3.89	3.90			4.05	4.09		
TOTAL OPER+FIX	2	7.95	7.92			8.28	8.31		
LEASING EXP									
TOTAL PAYROLL	4	.63	.50	.46	.85				
TOTAL CONTRACT	5	1.92	2.21	1.14	2.47				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	21136	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	159	2
AVG % OFFICE OCCUPANCY	99.0	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	1.00	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.53	5
PAYROLL	.02	2
CONTRACT	.52	5
SUP/MAT/MISC	.01	2
TRASH REMOVAL	.01	2
REPR/MAINT TOTAL	2.26	4
PAYROLL	.60	4
ELEVATOR	.24	4
HVAC	.38	4
ELECTRICAL	.08	4
STRUCT/ROOF	.27	4
PLUMBING	.04	4
FIRE/LIFE SFTY	.21	4
OTHER MAINT/SUP	.43	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.80	5
ELECTRICAL	1.16	5
GAS	.12	3
FUEL OIL	.00	3
PURCH STEAM	.86	3
PURCH CH WTR		
COAL		
WATER/SEWER	.11	5
RDS/GNDS/SEC TOTAL	.05	4
RDS/GNDS TOTAL	.04	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	3
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.43	5
PAYROLL	.03	2
MGMT FEES	.76	2
PROF FEES		
GEN OFC EXP	.00	2
OTHER ADM EXP	.05	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.89	2
REAL ESTATE TAX	3.89	2
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.63	4
CLEANING	.02	2
REPAIR/MAINT	.60	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.03	2
TOTAL CONTRACTS	1.92	5
CLEANING	.52	5
REPAIR/MAINT	1.22	4
RDS/GROUNDS	.04	3
SECURITY		
ADMINISTRATIVE	.78	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Canada Government Sector: City Analyses

Calgary, AB
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,075,708 SQ. FT.				983,332 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					1.96	.96		
RETAIL AREA									
OTHER AREA	2	2.41	1.66						
TOTAL RENT	3	2.00	1.54						
MISCELLANEOUS									
TOTAL INCOME	3	2.10	1.54						
EXPENSE									
CLEANING	3	.73	.71			.76	.75		
REPAIR-MAINT	2	1.86	1.84			1.94	1.93		
UTILITIES	3	.87	.87			.88	.87		
RDS/GRNDS/SEC	3	.46	.66			.50	.78		
ADMINISTRATIVE	3	.33	.34			.36	.36		
TOTAL OPER EXP	2	4.14	4.15			4.61	4.57		
FIXED EXPENSES	3	2.26	2.16			2.47	2.26		
TOTAL OPER + FIX	2	6.43	6.46			7.01	7.11		
LEASING EXP									
TOTAL PAYROLL	2	1.40	2.39						
TOTAL CONTRACT	3	1.84	1.79						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	96.7	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.84	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.73	3
PAYROLL	.32	2
CONTRACT	.56	3
SUP/MAT/MISC	.01	2
TRASH REMOVAL	.02	3
REPR/MAINT TOTAL	1.86	2
PAYROLL	.75	2
ELEVATOR	.24	3
HVAC	.14	3
ELECTRICAL	.06	2
STRUCT/ROOF	.29	2
PLUMBING	.07	3
FIRE/LIFE SFTY	.07	3
OTHER MAINT/SUP	.64	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	.87	3
ELECTRICAL	.70	3
GAS	.11	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	.46	3
RDS/GNDS TOTAL	.09	2
RDS/GNDS PAYRL	.07	2
RDS/GNDS CONTR		
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.42	3
SEC PAYROLL		
SEC CONTRACTS	.42	3
SEC OTHER		
ADMIN TOTAL	.33	3
PAYROLL	.26	2
MGMT FEES		
PROF FEES		
GEN OFC EXP	.05	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.26	3
REAL ESTATE TAX	2.36	2
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.40	2
CLEANING	.32	2
REPAIR/MAINT	.75	2
RDS/GROUNDS	.07	2
SECURITY		
ADMINISTRATIVE	.26	2
TOTAL CONTRACTS	1.84	3
CLEANING	.56	3
REPAIR/MAINT	.86	3
RDS/GROUNDS		
SECURITY	.42	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Halifax, NS
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	403,266 SQ. FT.				403,266 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					9.65	9.07	7.58	11.09
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	9.65	9.07	7.58	11.09				
MISCELLANEOUS									
TOTAL INCOME	8	9.65	9.07	7.58	11.09				
EXPENSE									
CLEANING	8	1.42	1.04	.87	1.38	1.42	1.04	.87	1.38
REPAIR-MAINT	8	1.02	1.03	.61	1.66	1.02	1.03	.61	1.66
UTILITIES	8	1.37	1.46	1.03	1.60	1.37	1.46	1.03	1.60
RDS/GRNDS/SEC	8	.17	.13	.10	.22	.17	.13	.10	.22
ADMINISTRATIVE	8	1.17	1.47	1.13	2.25	1.17	1.47	1.13	2.25
TOTAL OPER EXP	8	5.17	5.47	4.74	6.23	5.17	5.47	4.74	6.23
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	3	1.03	.98						
TOTAL CONTRACT	8	1.76	1.84	1.66	2.29				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11762	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	89.7	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.86	7
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.42	8
PAYROLL	1.03	3
CONTRACT	.74	8
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.02	8
PAYROLL		
ELEVATOR	.13	8
HVAC	.26	7
ELECTRICAL	.01	7
STRUCT/ROOF	.64	8
PLUMBING	.02	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.37	8
ELECTRICAL	1.01	8
GAS		
FUEL OIL	.36	7
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	8
RDS/GNDS/SEC TOTAL	.17	8
RDS/GNDS TOTAL	.09	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.10	8
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	1.17	8
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.03	3
CLEANING	1.03	3
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.76	8
CLEANING	.74	8
REPAIR/MAINT	1.02	8
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Halifax, NS

DOWNTOWN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	178,136 SQ. FT.				178,136 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					9.59	9.07	8.37	10.15
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	9.59	9.07	8.37	10.15				
MISCELLANEOUS									
TOTAL INCOME	6	9.59	9.07	8.37	10.15				
EXPENSE									
CLEANING	6	1.01	.96	.84	1.05	1.01	.96	.84	1.05
REPAIR-MAINT	6	1.33	1.38	.63	1.73	1.33	1.38	.63	1.73
UTILITIES	6	1.47	1.46	1.15	1.67	1.47	1.46	1.15	1.67
RDS/GRNDS/SEC	6	.15	.13	.13	.17	.15	.13	.13	.17
ADMINISTRATIVE	6	1.87	1.84	1.47	2.28	1.87	1.84	1.47	2.28
TOTAL OPER EXP	6	5.82	5.93	4.86	6.29	5.82	5.93	4.86	6.29
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	6	2.12	2.07	1.88	2.36				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7561	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	97.0	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.13	5
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.01	6
PAYROLL		
CONTRACT	.80	6
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.33	6
PAYROLL		
ELEVATOR	.13	6
HVAC	.11	5
ELECTRICAL	.03	5
STRUCT/ROOF	1.07	6
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.47	6
ELECTRICAL	1.11	6
GAS		
FUEL OIL	.41	5
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	6
RDS/GNDS/SEC TOTAL	.15	6
RDS/GNDS TOTAL	.13	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.01	5
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	1.87	6
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	2.12	6
CLEANING	.80	6
REPAIR/MAINT	1.32	6
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Kelowna Area, BC

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	102,817 SQ. FT.				102,817 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					9.68	9.77	6.05	11.20
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	9.68	9.77	6.05	11.20				
MISCELLANEOUS									
TOTAL INCOME	5	9.68	9.77	6.05	11.20				
EXPENSE									
CLEANING	5	.96	1.02	.77	1.29	.96	1.02	.77	1.29
REPAIR-MAINT	5	1.06	1.09	.75	1.51	1.06	1.09	.75	1.51
UTILITIES	5	.73	.69	.60	.84	.73	.69	.60	.84
RDS/GRNDS/SEC	5	.21	.16	.13	.34	.21	.16	.13	.34
ADMINISTRATIVE	5	.29	.23	.23	.39	.29	.23	.23	.39
TOTAL OPER EXP	5	3.24	3.63	2.75	3.87	3.24	3.63	2.75	3.87
FIXED EXPENSES	5	.93	.80	.71	1.07	.93	.80	.71	1.07
TOTAL OPER+FIX	5	4.17	4.59	3.66	4.66	4.17	4.59	3.66	4.66
LEASING EXP	5	.16	.16	.16	.16				
TOTAL PAYROLL	5	.99	.90	.55	1.71				
TOTAL CONTRACT	5	1.25	1.53	.74	1.76				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6086	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	532	5
AVG % OFFICE OCCUPANCY	94.7	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.42	5
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.96	5
PAYROLL	.29	5
CONTRACT	.66	5
SUP/MAT/MISC	.02	4
TRASH REMOVAL		
REPR/MAINT TOTAL	1.06	5
PAYROLL	.56	5
ELEVATOR		
HVAC	.11	5
ELECTRICAL	.04	5
STRUCT/ROOF	.21	5
PLUMBING	.02	4
FIRE/LIFE SFTY	.04	2
OTHER MAINT/SUP	.09	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	.73	5
ELECTRICAL	.60	5
GAS	.19	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	5
RDS/GNDS/SEC TOTAL	.21	5
RDS/GNDS TOTAL	.21	5
RDS/GNDS PAYRL	.01	4
RDS/GNDS CONTR	.19	5
RDS/GNDS OTHER	.00	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.29	5
PAYROLL	.12	5
MGMT FEES		
PROF FEES		
GEN OFC EXP	.17	2
OTHER ADM EXP	.16	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.93	5
REAL ESTATE TAX	.89	5
BUILDING INS	.04	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.16	5
ADV/PROMOTION	.16	5
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.99	5
CLEANING	.29	5
REPAIR/MAINT	.56	5
RDS/GROUNDS	.01	4
SECURITY		
ADMINISTRATIVE	.12	5
TOTAL CONTRACTS	1.25	5
CLEANING	.66	5
REPAIR/MAINT	.41	5
RDS/GROUNDS	.19	5
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Kelowna Area, BC

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	102,817 SQ. FT.				102,817 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					9.66	9.77	6.05	11.20
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	9.66	9.77	6.05	11.20				
MISCELLANEOUS									
TOTAL INCOME	5	9.66	9.77	6.05	11.20				
EXPENSE									
CLEANING	5	.96	1.02	.77	1.29	.96	1.02	.77	1.29
REPAIR-MAINT	5	1.06	1.09	.75	1.51	1.06	1.09	.75	1.51
UTILITIES	5	.73	.69	.60	.84	.73	.69	.60	.84
RDS/GRNDS/SEC	5	.21	.16	.13	.34	.21	.16	.13	.34
ADMINISTRATIVE	5	.29	.23	.23	.39	.29	.23	.23	.39
TOTAL OPER EXP	5	3.24	3.63	2.75	3.87	3.24	3.63	2.75	3.87
FIXED EXPENSES	5	.93	.80	.71	1.07	.93	.80	.71	1.07
TOTAL OPER+FIX	5	4.17	4.59	3.66	4.66	4.17	4.59	3.66	4.66
LEASING EXP	5	.16	.16	.16	.16				
TOTAL PAYROLL	5	.99	.90	.55	1.71				
TOTAL CONTRACT	5	1.25	1.53	.74	1.76				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6066	5
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	532	5
AVG % OFFICE OCCUPANCY	94.7	5
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	13.42	5
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.96	5
PAYROLL	.29	5
CONTRACT	.65	5
SUP/MAT/MISC	.02	4
TRASH REMOVAL		
REPR/MAINT TOTAL	1.06	5
PAYROLL	.56	5
ELEVATOR		
HVAC	.11	5
ELECTRICAL	.04	5
STRUCT/ROOF	.21	5
PLUMBING	.02	4
FIRE/LIFE SFTY	.04	2
OTHER MAINT/SUP	.09	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	.73	5
ELECTRICAL	.60	5
GAS	.19	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	5
RDS/GNDS/SEC TOTAL	.21	5
RDS/GNDS TOTAL	.21	5
RDS/GNDS PAYRL	.01	4
RDS/GNDS CONTR	.19	5
RDS/GNDS OTHER	.00	3

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.29	5
PAYROLL	.12	5
MGMT FEES		
PROF FEES		
GEN OFC EXP	.17	2
OTHER ADM EXP	.16	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.93	5
REAL ESTATE TAX	.89	5
BUILDING INS	.04	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.16	5
ADV/PROMOTION	.16	5
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.99	5
CLEANING	.29	5
REPAIR/MAINT	.56	5
RDS/GROUNDS	.01	4
SECURITY		
ADMINISTRATIVE	.12	5
TOTAL CONTRACTS	1.25	5
CLEANING	.65	5
REPAIR/MAINT	.41	5
RDS/GROUNDS	.19	5
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Montreal, PQ

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,842,160 SQ. FT.				1,701,536 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	6	.94	.87	.67	1.06	.94	.87	.67	1.05
REPAIR-MAINT	6	1.25	1.25	.82	2.29	1.25	1.25	.82	2.29
UTILITIES	6	1.48	1.70	1.50	1.89	1.48	1.70	1.50	1.89
RDS/GRNDS/SEC	5	.22	.12	.03	.60	.25	.12	.03	.63
ADMINISTRATIVE	3	.28	.23			.28	.23		
TOTAL OPER EXP	6	3.96	4.26	2.92	5.70	4.28	4.74	3.42	5.70
FIXED EXPENSES	2	5.07	3.46			5.63	3.87		
TOTAL OPER+FIX	2	7.87	6.29			8.96	7.16		
LEASING EXP									
TOTAL PAYROLL	5	.75	.72	.40	1.82				
TOTAL CONTRACT	6	1.56	1.40	1.06	1.75				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	57333	6
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	340	3
AVG % OFFICE OCCUPANCY	94.3	6
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.71	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.94	6
PAYROLL	.28	4
CONTRACT	.65	6
SUP/MAT/MISC	.21	2
TRASH REMOVAL	.01	3
REPR/MAINT TOTAL	1.29	6
PAYROLL	.80	4
ELEVATOR	.11	6
HVAC	.37	6
ELECTRICAL	.12	6
STRUCT/ROOF	.04	6
PLUMBING	.04	6
FIRE/LIFE SFTY	.02	6
OTHER MAINT/SUP	.19	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.48	6
ELECTRICAL	.88	6
GAS	.52	4
FUEL OIL	.06	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.02	2
RDS/GNDS/SEC TOTAL	.22	5
RDS/GNDS TOTAL	.02	4
RDS/GNDS PAYRL	.00	3
RDS/GNDS CONTR	.01	4
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.22	4
SEC PAYROLL	.00	3
SEC CONTRACTS	.21	4
SEC OTHER		
ADMIN TOTAL	.28	3
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.14	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	5.07	2
REAL ESTATE TAX	5.07	2
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.75	6
CLEANING	.28	4
REPAIR/MAINT	.50	4
RDS/GROUNDS	.00	3
SECURITY	.00	3
ADMINISTRATIVE		
TOTAL CONTRACTS	1.56	6
CLEANING	.65	6
REPAIR/MAINT	.70	6
RDS/GROUNDS	.01	4
SECURITY	.21	4
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Montreal, PQ

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	464,618 SQ. FT.				406,134 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.51	.97			1.51	.97		
REPAIR-MAINT	3	1.52	1.01			1.52	1.01		
UTILITIES	3	1.78	1.89			1.78	1.89		
RDS/GRNDS/SEC	2	.13	.12			.16	.15		
ADMINISTRATIVE									
TOTAL OPER EXP	3	5.06	3.91			5.67	4.87		
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	3	1.29	.72						
TOTAL CONTRACT	3	1.37	1.26						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17162	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	215	2
AVG % OFFICE OCCUPANCY	76.3	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.86	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.61	3
PAYROLL	.86	3
CONTRACT	.47	3
SUP/MAT/MISC		
TRASH REMOVAL	.01	2
REPR/MAINT TOTAL	1.52	3
PAYROLL	.47	2
ELEVATOR	.08	3
HVAC	.45	3
ELECTRICAL	.20	3
STRUCT/ROOF	.04	3
PLUMBING	.03	3
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.42	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.78	3
ELECTRICAL	1.25	3
GAS	.75	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.13	2
RDS/GNDS TOTAL	.03	2
RDS/GNDS PAYRL	.00	2
RDS/GNDS CONTR	.02	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.10	2
SEC PAYROLL	.00	2
SEC CONTRACTS	.10	2
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		1.29
BUY-OUTS	3	.86
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	3	.47
CLEANING	2	.00
REPAIR/MAINT	2	.00
RDS/GROUNDS	2	
SECURITY		1.37
ADMINISTRATIVE	3	.47
TOTAL CONTRACTS	3	.83
CLEANING	3	.02
REPAIR/MAINT	2	.10
RDS/GROUNDS	2	
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	240,478 SQ. FT.				214,701 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	.81	.76			.81	.77		
REPAIR-MAINT	3	2.27	2.14			2.28	2.16		
UTILITIES	3	1.42	1.48			1.42	1.49		
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	.30	.24			.34	.28		
TOTAL OPER EXP	3	5.06	4.74			5.66	5.29		
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	3	2.97	2.48						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	50769	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	94.6	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	1.00	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.81	3
PAYROLL		
CONTRACT	.81	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	2.27	3
PAYROLL		
ELEVATOR	.19	3
HVAC	1.27	3
ELECTRICAL	.21	3
STRUCT/ROOF	.07	3
PLUMBING	.06	3
FIRE/LIFE SFTY	.11	3
OTHER MAINT/SUP	.37	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.42	3
ELECTRICAL	1.25	3
GAS	.36	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.01	3
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/CNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.30	3
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.12	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	2.97	3
CLEANING	.81	3
REPAIR/MAINT	1.90	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Ottawa, ON

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	20 BLDS	6,184,631 SQ. FT.				5,567,692 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	17					19.48	17.77	15.98	21.28
RETAIL AREA	6	12.74	12.96	9.56	23.26				
OTHER AREA	11	16.66	10.27	9.64	17.67				
TOTAL RENT	17	18.99	17.67	15.39	20.29				
MISCELLANEOUS									
TOTAL INCOME	17	18.99	17.67	15.39	20.29				
EXPENSE									
CLEANING	18	.81	.47	.36	.90	.81	.48	.36	.90
REPAIR-MAINT	17	1.95	1.93	1.66	2.62	1.96	1.93	1.67	2.62
UTILITIES	20	1.66	1.41	1.06	1.85	1.69	1.42	1.06	1.88
RDS/GRNDS/SEC	15	.13	.01	.01	.13	.15	.01	.01	.15
ADMINISTRATIVE	18	.15	.06	.04	.36	.16	.07	.04	.46
TOTAL OPER EXP	15	4.25	3.62	3.39	5.15	4.72	4.11	3.59	5.77
FIXED EXPENSES	4	2.57	2.26	1.58	2.66	2.91	2.53	1.79	3.09
TOTAL OPER+FIX	4	5.56	5.71	5.38	7.65	6.31	6.87	5.99	9.22
LEASING EXP									
TOTAL PAYROLL	17	.56	.53	.30	.75				
TOTAL CONTRACT	20	1.79	1.56	1.27	2.31				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19494	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	249	3
AVG % OFFICE OCCUPANCY	99.1	20
AVG % RETAIL OCCUPANCY	100.0	7
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	1.00	20

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.81	18
PAYROLL	.14	4
CONTRACT	.79	18
SUP/MAT/MISC	.01	4
TRASH REMOVAL	.02	2
REPR/MAINT TOTAL	1.95	17
PAYROLL	.51	17
ELEVATOR	.22	17
HVAC	.30	17
ELECTRICAL	.09	17
STRUCT/ROOF	.34	16
PLUMBING	.08	17
FIRE/LIFE SFTY	.04	17
OTHER MAINT/SUP	.40	17

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.66	20
ELECTRICAL	1.05	20
GAS	.08	7
FUEL OIL	.00	5
PURCH STEAM	.53	17
PURCH CH WTR		
COAL		
WATER/SEWER	.13	20
RDS/GNDS/SEC TOTAL	.13	15
RDS/GNDS TOTAL	.13	15
RDS/GNDS PAYRL	.15	4
RDS/GNDS CONTR	.10	15
RDS/GNDS OTHER	.06	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.15	18
PAYROLL	.14	2
MGMT FEES	.46	4
PROF FEES		
GEN OFC EXP	.01	4
OTHER ADM EXP	.09	17

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.57	4
REAL ESTATE TAX	2.57	4
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.56	17
CLEANING	.14	4
REPAIR/MAINT	.51	17
RDS/GROUNDS	.15	4
SECURITY		
ADMINISTRATIVE	.14	2
TOTAL CONTRACTS	1.79	20
CLEANING	.79	18
REPAIR/MAINT	1.04	17
RDS/GROUNDS	.10	15
SECURITY		
ADMINISTRATIVE	.46	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,206,662 SQ. FT.				1,076,309 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					17.75	17.41	16.30	19.88
RETAIL AREA									
OTHER AREA	3	13.37	10.27						
TOTAL RENT	5	17.24	16.66	15.88	19.48				
MISCELLANEOUS									
TOTAL INCOME	5	17.24	16.66	15.88	19.48				
EXPENSE									
CLEANING	6	.66	.40	.33	.63	.65	.42	.33	.63
REPAIR-MAINT	6	2.31	2.51	1.93	2.95	2.33	2.51	1.93	2.95
UTILITIES	6	1.71	1.39	1.06	1.90	1.73	1.39	1.06	2.03
RDS/GRNDS/SEC	5	.01	.01	.01	.01	.01	.01	.01	.02
ADMINISTRATIVE	6	.14	.06	.04	.11	.16	.07	.05	.11
TOTAL OPER EXP	6	4.81	4.27	3.44	5.46	5.39	4.81	3.85	5.85
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	6	.50	.49	.21	.77				
TOTAL CONTRACT	6	2.20	1.98	1.80	2.56				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	98.4	6
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	1.00	6

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.66	6
PAYROLL		
CONTRACT	.63	6
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	2.31	6
PAYROLL	.49	6
ELEVATOR	.23	6
HVAC	.48	6
ELECTRICAL	.15	6
STRUCT/ROOF	.48	6
PLUMBING	.09	6
FIRE/LIFE SFTY	.04	6
OTHER MAINT/SUP	.34	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.71	6
ELECTRICAL	.94	6
GAS	.06	2
FUEL OIL	.00	2
PURCH STEAM	.60	6
PURCH CH WTR		
COAL		
WATER/SEWER	.15	6
RDS/GNDS/SEC TOTAL	.01	5
RDS/GNDS TOTAL	.01	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.14	6
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.06	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.50	6
CLEANING		
REPAIR/MAINT	.49	6
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	2.20	6
CLEANING	.63	6
REPAIR/MAINT	1.47	6
RDS/GROUNDS	.01	5
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Ottawa, ON

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	2,017,851 SQ. FT.				1,888,437 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					19.54	17.77	15.69	23.14
RETAIL AREA	2	18.33	262.36						
OTHER AREA	4	35.17	13.64	6.95	38.62				
TOTAL RENT	5	19.56	17.58	14.60	24.06				
MISCELLANEOUS									
TOTAL INCOME	5	19.56	17.58	14.60	24.06				
EXPENSE									
CLEANING	5	1.05	.43	.34	1.76	1.05	.43	.35	1.76
REPAIR-MAINT	4	1.40	1.73	.96	1.85	1.40	1.74	.96	1.85
UTILITIES	5	1.66	1.28	.89	2.35	1.66	1.28	.89	2.35
RDS/GRNDS/SEC	3	.09	.01			.10	.01		
ADMINISTRATIVE	5	.25	.06	.03	.53	.27	.06	.03	.59
TOTAL OPER EXP	4	3.15	3.39	2.86	3.45	3.35	3.48	3.07	3.59
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	4	.43	.51	.31	.56				
TOTAL CONTRACT	5	1.73	1.32	1.24	2.23				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	99.7	5
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	1.00	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.06	5
PAYROLL		
CONTRACT	1.04	5
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.40	4
PAYROLL	.40	4
ELEVATOR	.18	4
HVAC	.27	4
ELECTRICAL	.07	4
STRUCT/ROOF	.18	3
PLUMBING	.06	4
FIRE/LIFE SFTY	.02	4
OTHER MAINT/SUP	.26	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.66	5
ELECTRICAL	.99	5
GAS	.07	2
FUEL OIL		
PURCH STEAM	.62	4
PURCH CH WTR		
COAL		
WATER/SEWER	.14	5
RDS/GNDS/SEC TOTAL	.09	3
RDS/GNDS TOTAL	.09	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.25	5
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.18	4

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.43	4
CLEANING		
REPAIR/MAINT	.40	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.73	5
CLEANING	1.04	5
REPAIR/MAINT	.73	4
RDS/GROUNDS	.07	3
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	2,720,077 SQ. FT.				2,376,361 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					20.33	20.86		
RETAIL AREA	3	9.52	9.56						
OTHER AREA	3	13.34	14.76						
TOTAL RENT	3	19.49	19.24						
MISCELLANEOUS									
TOTAL INCOME	3	19.49	19.24						
EXPENSE									
CLEANING	3	.56	.49			.57	.50		
REPAIR-MAINT	5	2.08	2.24	1.62	2.35	2.10	2.29	1.62	2.35
UTILITIES	5	1.70	1.65	1.41	1.86	1.72	1.65	1.41	1.88
RDS/GRNDS/SEC	5	.19	.02	.00	.47	.22	.02	.00	.56
ADMINISTRATIVE	3	.05	.04			.06	.04		
TOTAL OPER EXP	3	4.65	5.15			5.26	5.64		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	5	.63	.55	.40	.86				
TOTAL CONTRACT	5	1.62	1.43	1.19	1.86				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	99.4	5
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	1.00	5

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.56	3
PAYROLL		
CONTRACT	.56	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	2.08	5
PAYROLL	.58	5
ELEVATOR	.25	5
HVAC	.24	5
ELECTRICAL	.07	5
STRUCT/ROOF	.35	5
PLUMBING	.05	5
FIRE/LIFE SFTY	.04	5
OTHER MAINT/SUP	.51	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.70	5
ELECTRICAL	1.14	5
GAS		
FUEL OIL		
PURCH STEAM	.44	5
PURCH CH WTR		
COAL		
WATER/SEWER	.12	5
RDS/GNDS/SEC TOTAL	.19	5
RDS/GNDS TOTAL	.19	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.14	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.05	3
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.05	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.63	5
CLEANING		
REPAIR/MAINT	.58	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.62	5
CLEANING	.56	3
REPAIR/MAINT	1.00	5
RDS/GROUNDS	.14	5
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Ottawa, ON

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	2,306,678 SQ. FT.				2,092,420 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					19.72	19.45	18.59	19.94
RETAIL AREA									
OTHER AREA	4	9.31	11.08	7.35	17.28				
TOTAL RENT	4	18.85	19.27	17.87	19.41				
MISCELLANEOUS									
TOTAL INCOME	4	18.85	19.27	17.87	19.41				
EXPENSE									
CLEANING	7	.45	.47	.44	.53	.45	.47	.44	.53
REPAIR-MAINT	5	2.67	3.12	1.27	3.49	2.67	3.12	1.27	3.49
UTILITIES	6	2.20	1.67	1.24	2.36	2.20	1.67	1.24	2.36
RDS/GRNDS/SEC	6	.02	.02	.00	.08	.02	.02	.00	.10
ADMINISTRATIVE	7	.06	.08	.07	.12	.07	.09	.07	.13
TOTAL OPER EXP	5	5.56	4.89	4.14	6.93	6.07	5.27	4.36	7.96
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	5	.66	.66	.51	1.05				
TOTAL CONTRACT	7	1.55	1.44	.79	1.77				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	99.8	7
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	1.00	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.45	7
PAYROLL		
CONTRACT	.45	7
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	2.67	5
PAYROLL	.65	5
ELEVATOR	.40	4
HVAC	.21	5
ELECTRICAL	.10	5
STRUCT/ROOF	.46	4
PLUMBING	.06	4
FIRE/LIFE SFTY	.07	4
OTHER MAINT/SUP	.72	5

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.20	6
ELECTRICAL	1.45	5
GAS	.11	4
FUEL OIL	.00	4
PURCH STEAM	.73	5
PURCH CH WTR		
COAL		
WATER/SEWER	.10	6
RDS/GNDS/SEC TOTAL	.02	6
RDS/GNDS TOTAL	.02	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	6
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.06	7
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.06	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.66	5
CLEANING		
REPAIR/MAINT	.65	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.55	7
CLEANING	.45	7
REPAIR/MAINT	1.30	5
RDS/GROUNDS	.02	6
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,006,231 SQ. FT.				873,762 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					18.70	18.59		
RETAIL AREA									
OTHER AREA	2	13.04	17.28						
TOTAL RENT	2	18.02	18.02						
MISCELLANEOUS									
TOTAL INCOME	2	18.02	18.02						
EXPENSE									
CLEANING	3	.47	.47			.47	.47		
REPAIR-MAINT	2	3.46	3.46			3.46	3.46		
UTILITIES	3	2.35	2.03			2.35	2.03		
RDS/GRNDS/SEC	2	.04	.04			.05	.05		
ADMINISTRATIVE	3	.06	.06			.07	.09		
TOTAL OPER EXP	2	6.93	6.93			7.91	7.96		
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	2	.85	.85						
TOTAL CONTRACT	3	1.63	1.78						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	1.00	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.47	3
PAYROLL		
CONTRACT	.47	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	3.46	2
PAYROLL	.85	2
ELEVATOR	.36	2
HVAC	.56	2
ELECTRICAL	.13	2
STRUCT/ROOF	.58	2
PLUMBING	.08	2
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.87	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	2.35	3
ELECTRICAL	1.28	3
GAS		
FUEL OIL	.00	2
PURCH STEAM	.86	3
PURCH CH WTR		
COAL		
WATER/SEWER	.13	3
RDS/GNDS/SEC TOTAL	.04	2
RDS/GNDS TOTAL	.04	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.06	3
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.06	3

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.85	2
CLEANING		
REPAIR/MAINT	.85	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.63	3
CLEANING	.47	3
REPAIR/MAINT	1.74	2
RDS/GROUNDS	.04	2
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Peterborough, ON

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	366,857 SQ. FT.				359,636 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					11.84	11.77	9.66	12.93
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	11.69	11.19	9.09	12.93				
MISCELLANEOUS									
TOTAL INCOME	4	11.69	11.19	9.09	12.93				
EXPENSE									
CLEANING	4	1.08	1.23	.83	1.64	1.08	1.23	.83	1.64
REPAIR-MAINT	4	1.25	1.26	.84	1.53	1.25	1.26	.84	1.53
UTILITIES	4	1.25	1.25	1.06	1.41	1.25	1.25	1.06	1.41
RDS/GRNDS/SEC	4	.16	.12	.07	.21	.16	.12	.06	.21
ADMINISTRATIVE	4	1.18	1.13	.96	1.64	1.20	1.13	.96	1.85
TOTAL OPER EXP	4	4.91	5.36	4.80	5.39	5.01	5.30	4.80	5.94
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	4	2.32	2.17	1.96	2.88				

OCCUPANCY INFO.	AVERAGE	BLDS
AVG SQFT/OFFICE TENANT	10113	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	95.6	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	14.13	4
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.08	4
PAYROLL		
CONTRACT	1.08	4
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.25	4
PAYROLL		
ELEVATOR	.17	4
HVAC	.48	4
ELECTRICAL	.00	3
STRUCT/ROOF	.57	4
PLUMBING	.03	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.25	4
ELECTRICAL	.86	4
GAS		
FUEL OIL	.36	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	3
RDS/GNDS/SEC TOTAL	.16	4
RDS/GNDS TOTAL	.12	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.04	4
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	1.18	4
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	2.32	4
CLEANING	1.08	4
REPAIR/MAINT	1.25	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Prince George, BC

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	165,736 SQ. FT.				165,736 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					10.36	10.10	9.26	11.71
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	10.36	10.10	9.26	11.71				
MISCELLANEOUS									
TOTAL INCOME	4	10.36	10.10	9.26	11.71				
EXPENSE									
CLEANING	4	1.02	.87	.74	1.42	1.02	.87	.74	1.42
REPAIR-MAINT	4	1.18	1.19	1.14	1.24	1.18	1.19	1.14	1.24
UTILITIES	4	.78	.80	.70	.91	.78	.80	.70	.91
RDS/GRNDS/SEC	4	.30	.30	.27	.36	.30	.30	.27	.36
ADMINISTRATIVE	4	.31	.31	.31	.32	.31	.31	.31	.32
TOTAL OPER EXP	4	3.60	3.61	3.27	4.14	3.60	3.61	3.27	4.14
FIXED EXPENSES	4	.88	.84	.59	1.15	.88	.84	.59	1.15
TOTAL OPER+FIX	4	4.47	4.50	3.96	5.19	4.47	4.50	3.96	5.19
LEASING EXP	4	.16	.16	.16	.16				
TOTAL PAYROLL	4	.87	.78	.64	1.20				
TOTAL CONTRACT	4	1.67	1.66	1.56	1.84				

OCCUPANCY INFO.	AVERAGE	BLDS
AVG SQFT/OFFICE TENANT	5386	4
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	460	4
AVG % OFFICE OCCUPANCY	94.4	4
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.90	4
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.02	4
PAYROLL	.20	4
CONTRACT	.79	4
SUP/MAT/MISC	.04	3
TRASH REMOVAL		
REPR/MAINT TOTAL	1.18	4
PAYROLL	.56	4
ELEVATOR	.05	4
HVAC	.14	4
ELECTRICAL	.11	4
STRUCT/ROOF	.22	4
PLUMBING	.04	4
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.04	4

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	.78	4
ELECTRICAL	.47	4
GAS	.25	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	4
RDS/GNDS/SEC TOTAL	.30	4
RDS/GNDS TOTAL	.27	4
RDS/GNDS PAYRL	.00	3
RDS/GNDS CONTR	.28	4
RDS/GNDS OTHER	.01	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.05	2
SEC PAYROLL		
SEC CONTRACTS	.05	2
SEC OTHER		
ADMIN TOTAL	.31	4
PAYROLL	.11	4
MGMT FEES		
PROF FEES		
GEN OFC EXP	.20	4
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.88	4
REAL ESTATE TAX	.83	4
BUILDING INS	.05	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.16	3
ADV/PROMOTION	.16	4
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.87	4
CLEANING	.20	4
REPAIR/MAINT	.56	4
RDS/GROUNDS	.00	3
SECURITY		
ADMINISTRATIVE	.11	4
TOTAL CONTRACTS	1.67	4
CLEANING	.79	4
REPAIR/MAINT	.56	4
RDS/GROUNDS	.25	4
SECURITY	.05	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Prince George, BC

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	103,966 SQ. FT.				103,966 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					10.90	10.77		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	10.90	10.77						
MISCELLANEOUS									
TOTAL INCOME	3	10.90	10.77						
EXPENSE									
CLEANING	3	1.22	.93			1.22	.93		
REPAIR-MAINT	3	1.20	1.23			1.20	1.23		
UTILITIES	3	.86	.85			.86	.85		
RDS/GRNDS/SEC	3	.33	.33			.33	.33		
ADMINISTRATIVE	3	.32	.31			.32	.31		
TOTAL OPER EXP	3	3.93	3.71			3.93	3.71		
FIXED EXPENSES	3	.92	.87			.92	.87		
TOTAL OPER+FIX	3	4.85	4.93			4.85	4.90		
LEASING EXP	3	.16	.16						
TOTAL PAYROLL	3	1.01	.91						
TOTAL CONTRACT	3	1.77	1.70						

OCCUPANCY INFO.	AVERAGE	BLDS
AVG SQFT/OFFICE TENANT	4390	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	449	3
AVG % OFFICE OCCUPANCY	92.9	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.56	3
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.22	3
PAYROLL	.29	3
CONTRACT	.89	3
SUP/MAT/MISC	.04	3
TRASH REMOVAL		
REPR/MAINT TOTAL	1.20	3
PAYROLL	.59	3
ELEVATOR	.06	3
HVAC	.16	3
ELECTRICAL	.06	3
STRUCT/ROOF	.20	3
PLUMBING	.05	3
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.06	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	.86	3
ELECTRICAL	.55	3
GAS	.25	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	.33	3
RDS/GNDS TOTAL	.30	3
RDS/GNDS PAYRL	.00	2
RDS/GNDS CONTR	.30	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.32	3
PAYROLL	.12	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.20	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.92	3
REAL ESTATE TAX	.87	3
BUILDING INS	.05	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.16	2
ADV/PROMOTION	.16	3
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.01	3
CLEANING	.29	3
REPAIR/MAINT	.59	3
RDS/GROUNDS	.00	2
SECURITY		
ADMINISTRATIVE	.12	3
TOTAL CONTRACTS	1.77	3
CLEANING	.89	3
REPAIR/MAINT	.58	3
RDS/GROUNDS	.30	3
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Quebec, PQ

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	2,429,068 SQ. FT.				2,026,306 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	12	.77	.71	.65	.85	.77	.71	.65	.85
REPAIR-MAINT	13	1.12	1.06	.93	1.77	1.12	1.06	.93	1.77
UTILITIES	13	1.52	1.55	1.35	1.62	1.52	1.55	1.35	1.62
RDS/GRNDS/SEC	13	.17	.10	.07	.22	.21	.13	.06	.26
ADMINISTRATIVE	6	.19	.15	.14	.22	.22	.17	.15	.25
TOTAL OPER EXP	12	3.56	4.11	3.02	4.57	4.27	4.69	3.78	5.36
FIXED EXPENSES	8	5.68	3.77	3.34	6.35	6.87	4.54	4.04	7.76
TOTAL OPER+FIX	8	9.09	8.46	7.42	9.57	11.00	10.18	8.95	11.37
LEASING EXP									
TOTAL PAYROLL	12	.69	.67	.56	.79				
TOTAL CONTRACT	13	1.27	1.32	1.10	1.85				

OCCUPANCY INFO.	AVERAGE	BLDS
AVG SQFT/OFFICE TENANT	47572	10
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	227	12
AVG % OFFICE OCCUPANCY	96.9	13
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.88	10

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.77	12
PAYROLL	.15	8
CONTRACT	.58	12
SUP/MAT/MISC	.01	8
TRASH REMOVAL	.04	8
REPR/MAINT TOTAL	1.12	13
PAYROLL	.54	12
ELEVATOR	.16	12
HVAC	.22	13
ELECTRICAL	.05	13
STRUCT/ROOF	.05	13
PLUMBING	.04	13
FIRE/LIFE SFTY	.02	13
OTHER MAINT/SUP	.06	13

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.52	13
ELECTRICAL	1.43	13
GAS	.38	3
FUEL OIL	.14	5
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.17	13
RDS/GNDS TOTAL	.07	12
RDS/GNDS PAYRL	.00	7
RDS/GNDS CONTR	.06	12
RDS/GNDS OTHER	.01	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.11	11
SEC PAYROLL	.01	8
SEC CONTRACTS	.11	9
SEC OTHER	.00	2
ADMIN TOTAL	.19	5
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.19	5

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	5.68	8
REAL ESTATE TAX	5.68	8
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.69	12
CLEANING	.15	8
REPAIR/MAINT	.54	12
RDS/GROUNDS	.00	7
SECURITY	.01	8
ADMINISTRATIVE		
TOTAL CONTRACTS	1.27	13
CLEANING	.58	12
REPAIR/MAINT	.53	13
RDS/GROUNDS	.06	12
SECURITY	.11	9
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Quebec, PQ

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	236,096 SQ. FT.				206,577 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	.71	.85			.71	.85		
REPAIR-MAINT	3	1.72	1.97			1.72	1.97		
UTILITIES	3	1.56	1.55			1.56	1.55		
RDS/GRNDS/SEC	3	.21	.06			.23	.07		
ADMINISTRATIVE	2	.22	.21			.25	.23		
TOTAL OPER EXP	3	4.32	4.57			4.93	4.81		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	3	.67	.69						
TOTAL CONTRACT	3	1.64	1.78						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	30620	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	188	3
AVG % OFFICE OCCUPANCY	99.3	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.93	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.71	3
PAYROLL		
CONTRACT	.68	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.72	3
PAYROLL	.66	3
ELEVATOR	.17	3
HVAC	.22	3
ELECTRICAL	.13	3
STRUCT/ROOF	.11	3
PLUMBING	.06	3
FIRE/LIFE SFTY	.07	3
OTHER MAINT/SUP	.30	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.56	3
ELECTRICAL	1.24	3
GAS	.36	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.21	3
RDS/GNDS TOTAL	.10	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	2
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.19	2
SEC PAYROLL		
SEC CONTRACTS	.19	2
SEC OTHER		
ADMIN TOTAL	.22	3
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.22	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.67	3
CLEANING		
REPAIR/MAINT	.66	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.64	3
CLEANING	.68	3
REPAIR/MAINT	.76	3
RDS/GROUNDS	.10	2
SECURITY	.19	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	456,931 SQ. FT.				379,261 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.25	.77			1.25	.77		
REPAIR-MAINT	3	.84	.82			.84	.82		
UTILITIES	3	1.81	1.69			1.81	1.69		
RDS/GRNDS/SEC	3	.50	.30			.61	.36		
ADMINISTRATIVE									
TOTAL OPER EXP	3	4.20	4.41			5.06	5.35		
FIXED EXPENSES	3	3.43	3.46			4.13	4.15		
TOTAL OPER + FIX	3	7.63	7.57			9.20	9.18		
LEASING EXP									
TOTAL PAYROLL	3	1.14	.74						
TOTAL CONTRACT	3	1.35	1.32						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	47408	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	206	3
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.50	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.25	3
PAYROLL	.64	3
CONTRACT	.52	3
SUP/MAT/MISC	.07	2
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	.84	3
PAYROLL	.48	3
ELEVATOR	.13	3
HVAC	.10	3
ELECTRICAL	.04	3
STRUCT/ROOF	.04	3
PLUMBING	.03	3
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.01	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.81	3
ELECTRICAL	1.64	3
GAS		
FUEL OIL	.01	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.50	3
RDS/GNDS TOTAL	.03	3
RDS/GNDS PAYRL	.00	3
RDS/GNDS CONTR	.02	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.48	3
SEC PAYROLL	.02	3
SEC CONTRACTS	.46	3
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.43	3
REAL ESTATE TAX	3.43	3
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.14	3
CLEANING	.64	3
REPAIR/MAINT	.48	3
RDS/GROUNDS	.00	3
SECURITY	.02	3
ADMINISTRATIVE		
TOTAL CONTRACTS	1.35	3
CLEANING	.52	3
REPAIR/MAINT	.35	3
RDS/GROUNDS	.02	3
SECURITY	.46	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Regina, SK

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	328,006 SQ. FT.				311,360 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.66	1.13			1.66	1.13		
REPAIR-MAINT	3	1.94	1.69			1.94	1.69		
UTILITIES	3	1.92	1.98			1.92	1.98		
RDS/GRNDS/SEC	3	.12	.02			.13	.02		
ADMINISTRATIVE	3	.36	.39			.40	.42		
TOTAL OPER EXP	3	6.01	5.19			6.33	5.77		
FIXED EXPENSES	3	2.09	1.15			2.20	1.30		
TOTAL OPER+FIX	3	8.10	6.00			8.53	6.67		
LEASING EXP									
TOTAL PAYROLL	3	2.22	1.32						
TOTAL CONTRACT	3	1.53	1.52						

OCCUPANCY INFO.	AVERAGE	BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY	90.8	2
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.91	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.66	3
PAYROLL	.92	3
CONTRACT	.62	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.94	3
PAYROLL	.97	3
ELEVATOR	.24	3
HVAC	.20	3
ELECTRICAL	.14	3
STRUCT/ROOF	.13	3
PLUMBING	.06	3
FIRE/LIFE SFTY	.04	3
OTHER MAINT/SUP	.17	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.92	3
ELECTRICAL	1.84	3
GAS	.18	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	3
RDS/GNDS/SEC TOTAL	.12	3
RDS/GNDS TOTAL	.01	2
RDS/GNDS PAYRL	.00	2
RDS/GNDS CONTR	.00	2
RDS/GNDS OTHER	.00	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.36	3
PAYROLL	.33	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.03	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.09	3
REAL ESTATE TAX	2.09	3
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	2.22	3
CLEANING	.92	3
REPAIR/MAINT	.97	3
RDS/GROUNDS	.00	2
SECURITY		
ADMINISTRATIVE	.33	3
TOTAL CONTRACTS	1.53	3
CLEANING	.62	3
REPAIR/MAINT	.90	3
RDS/GROUNDS	.00	2
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Toronto, ON

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	20 BLDS	4,434,162 SQ. FT.				4,026,369 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					12.49	15.36	9.14	20.69
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	7.60	11.75						
MISCELLANEOUS									
TOTAL INCOME	4	11.43	14.73	8.47	19.41				
EXPENSE									
CLEANING	19	1.35	.96	.84	1.46	1.36	1.05	.84	1.47
REPAIR-MAINT	20	1.56	1.47	1.09	1.66	1.59	1.47	1.12	1.66
UTILITIES	20	1.93	1.74	1.27	1.93	1.94	1.74	1.27	1.96
RDS/GRNDS/SEC	20	.61	.50	.22	.63	.67	.56	.22	.67
ADMINISTRATIVE	20	.31	.27	.20	.49	.34	.28	.22	.53
TOTAL OPER EXP	18	5.13	4.56	4.22	4.90	5.85	4.90	4.41	5.22
FIXED EXPENSES	4	2.24	3.31	.80	5.26	2.45	3.44	.97	5.82
TOTAL OPER+FIX	3	8.95	9.80			9.66	9.86		
LEASING EXP									
TOTAL PAYROLL	20	1.57	1.17	.72	1.77				
TOTAL CONTRACT	20	1.48	1.66	1.21	2.00				

OCCUPANCY INFO.	AVERAGE	BLDS
AVG SQFT/OFFICE TENANT	59175	18
AVG SQFT/RETAIL TENANT	4110	13
AVG SQFT/OFFICE WORKER	190	19
AVG % OFFICE OCCUPANCY	96.7	19
AVG % RETAIL OCCUPANCY	83.7	13
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.86	20

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.36	19
PAYROLL	.44	17
CONTRACT	.90	18
SUP/MAT/MISC	.03	16
TRASH REMOVAL	.01	14
REPR/MAINT TOTAL	1.56	20
PAYROLL	.79	18
ELEVATOR	.16	19
HVAC	.21	19
ELECTRICAL	.05	18
STRUCT/ROOF	.06	18
PLUMBING	.02	18
FIRE/LIFE SFTY	.03	19
OTHER MAINT/SUP	.09	17

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.93	20
ELECTRICAL	1.34	20
GAS	.25	9
FUEL OIL		
PURCH STEAM	.67	10
PURCH CH WTR		
COAL		
WATER/SEWER	.11	19
RDS/GNDS/SEC TOTAL	.61	20
RDS/GNDS TOTAL	.14	18
RDS/GNDS PAYRL	.10	17
RDS/GNDS CONTR	.02	17
RDS/GNDS OTHER	.06	11

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.56	16
SEC PAYROLL	.53	14
SEC CONTRACTS	.29	7
SEC OTHER	.06	2
ADMIN TOTAL	.31	20
PAYROLL	.22	19
MGMT FEES	.69	3
PROF FEES		
GEN OFC EXP	.02	5
OTHER ADM EXP	.01	6

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.24	4
REAL ESTATE TAX	2.23	4
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.57	20
CLEANING	.44	17
REPAIR/MAINT	.79	18
RDS/GROUNDS	.10	17
SECURITY	.53	14
ADMINISTRATIVE	.22	19
TOTAL CONTRACTS	1.48	20
CLEANING	.90	18
REPAIR/MAINT	.64	19
RDS/GROUNDS	.02	17
SECURITY	.29	7
ADMINISTRATIVE	.31	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Toronto, ON

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	980,368 SQ. FT.				940,603 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	7	1.58	1.10	.96	2.18	1.59	1.10	.96	2.28
REPAIR-MAINT	7	1.35	1.47	1.09	1.66	1.36	1.47	1.12	1.66
UTILITIES	7	1.52	1.59	1.30	1.80	1.53	1.59	1.30	1.85
RDS/GRNDS/SEC	7	.65	.61	.27	.63	.66	.63	.28	.67
ADMINISTRATIVE	7	.32	.27	.23	.41	.33	.29	.23	.43
TOTAL OPER EXP	6	4.78	4.76	4.10	4.97	4.95	4.96	4.10	5.15
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL	7	1.97	1.17	.72	2.53				
TOTAL CONTRACT	7	1.67	1.66	1.56	1.83				

OCCUPANCY INFO.	AVERAGE	BLDS
AVG SQFT/OFFICE TENANT	36162	6
AVG SQFT/RETAIL TENANT	2230	3
AVG SQFT/OFFICE WORKER	199	7
AVG % OFFICE OCCUPANCY	99.7	7
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.88	7

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.58	7
PAYROLL	1.12	6
CONTRACT	.75	6
SUP/MAT/MISC	.06	6
TRASH REMOVAL	.02	4
REPR/MAINT TOTAL	1.35	7
PAYROLL	.52	7
ELEVATOR	.20	7
HVAC	.13	7
ELECTRICAL	.11	7
STRUCT/ROOF	.13	7
PLUMBING	.03	7
FIRE/LIFE SFTY	.06	7
OTHER MAINT/SUP	.17	6

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.52	7
ELECTRICAL	1.15	7
GAS	.37	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	7
RDS/GNDS/SEC TOTAL	.65	7
RDS/GNDS TOTAL	.13	6
RDS/GNDS PAYRL	.06	5
RDS/GNDS CONTR	.08	6
RDS/GNDS OTHER	.02	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.56	7
SEC PAYROLL	.60	4
SEC CONTRACTS	.32	5
SEC OTHER		
ADMIN TOTAL	.32	7
PAYROLL	.29	6
MGMT FEES		
PROF FEES		
GEN OFC EXP	.02	2
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.97	7
CLEANING	1.12	6
REPAIR/MAINT	.52	7
RDS/GROUNDS	.06	5
SECURITY	.60	4
ADMINISTRATIVE	.29	6
TOTAL CONTRACTS	1.67	7
CLEANING	.75	6
REPAIR/MAINT	.67	7
RDS/GROUNDS	.08	6
SECURITY	.32	5
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	1,228,436 SQ. FT.				1,172,728 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					24.48	18.46	13.15	24.28
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	23.56	16.82	11.69	23.32				
MISCELLANEOUS									
TOTAL INCOME	4	23.56	16.82	11.69	23.32				
EXPENSE									
CLEANING	8	.85	1.36	.85	2.15	.85	1.36	.85	2.20
REPAIR-MAINT	8	1.38	1.39	.92	1.75	1.38	1.39	.94	1.75
UTILITIES	8	1.24	1.21	1.11	1.38	1.24	1.21	1.11	1.42
RDS/GRNDS/SEC	8	.36	.41	.04	.87	.37	.45	.04	.91
ADMINISTRATIVE	8	.70	.56	.23	.79	.74	.65	.25	.82
TOTAL OPER EXP	8	4.83	5.36	4.40	6.11	4.74	5.97	4.74	6.47
FIXED EXPENSES	4	3.83	3.21	2.25	3.90	3.99	3.39	2.53	4.09
TOTAL OPER+FIX	4	7.92	7.92	7.16	8.09	8.27	8.31	7.70	8.77
LEASING EXP									
TOTAL PAYROLL	8	.78	.92	.48	1.41				
TOTAL CONTRACT	8	2.36	2.50	2.00	3.86				

OCCUPANCY INFO.	AVERAGE	BLDS
AVG SQFT/OFFICE TENANT	15660	7
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	174	7
AVG % OFFICE OCCUPANCY	96.9	8
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.97	8

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.85	8
PAYROLL	.06	7
CONTRACT	.78	8
SUP/MAT/MISC	.01	4
TRASH REMOVAL	.01	3
REPR/MAINT TOTAL	1.38	8
PAYROLL	.42	8
ELEVATOR	.16	7
HVAC	.26	8
ELECTRICAL	.05	7
STRUCT/ROOF	.07	7
PLUMBING	.02	8
FIRE/LIFE SFTY	.25	8
OTHER MAINT/SUP	.12	8

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.24	8
ELECTRICAL	1.01	8
GAS	.16	8
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	7
RDS/GNDS/SEC TOTAL	.36	8
RDS/GNDS TOTAL	.07	8
RDS/GNDS PAYRL	.01	7
RDS/GNDS CONTR	.07	6
RDS/GNDS OTHER	.01	4

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.42	5
SEC PAYROLL	1.03	3
SEC CONTRACTS	.15	4
SEC OTHER		
ADMIN TOTAL	.70	8
PAYROLL	.10	8
MGMT FEES	.77	4
PROF FEES		
GEN OFC EXP	.00	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	3.83	4
REAL ESTATE TAX	3.83	4
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.78	8
CLEANING	.06	7
REPAIR/MAINT	.42	8
RDS/GROUNDS	.01	7
SECURITY	1.03	3
ADMINISTRATIVE	.10	8
TOTAL CONTRACTS	2.36	8
CLEANING	.78	8
REPAIR/MAINT	.84	8
RDS/GROUNDS	.07	6
SECURITY	.15	4
ADMINISTRATIVE	.77	4

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Toronto, ON

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	77,087 SQ. FT.				72,993 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	2					12.92	13.15		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	11.46	11.69						
MISCELLANEOUS									
TOTAL INCOME	2	11.46	11.69						
EXPENSE									
CLEANING	3	2.48	2.39			2.48	2.39		
REPAIR-MAINT	3	1.30	1.44			1.30	1.44		
UTILITIES	3	1.18	1.20			1.18	1.20		
RDS/GRNDS/SEC	3	.52	.17			.58	.19		
ADMINISTRATIVE	3	.74	.67			.78	.78		
TOTAL OPER EXP	3	6.22	5.88			6.57	6.21		
FIXED EXPENSES	2	2.21	2.25			2.49	2.53		
TOTAL OPER + FIX	2	7.23	7.33			8.15	8.25		
LEASING EXP									
TOTAL PAYROLL	3	1.11	1.23						
TOTAL CONTRACT	3	3.73	3.96						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6254	2
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	241	2
AVG % OFFICE OCCUPANCY	99.1	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.92	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	2.48	3
PAYROLL	.78	2
CONTRACT	2.10	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.30	3
PAYROLL	.18	3
ELEVATOR	.04	2
HVAC	.40	3
ELECTRICAL	.08	3
STRUCT/ROOF	.72	2
PLUMBING	.07	3
FIRE/LIFE SFTY	.08	3
OTHER MAINT/SUP	.17	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.18	3
ELECTRICAL	.84	3
GAS	.32	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	2
RDS/GNDS/SEC TOTAL	.58	3
RDS/GNDS TOTAL	.19	3
RDS/GNDS PAYRL	.01	3
RDS/GNDS CONTR	.14	2
RDS/GNDS OTHER	.03	2

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.74	3
PAYROLL	.56	3
MGMT FEES	.39	2
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	2.21	2
REAL ESTATE TAX	2.21	2
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.11	3
CLEANING	.78	2
REPAIR/MAINT	.18	3
RDS/GROUNDS	.01	3
SECURITY		
ADMINISTRATIVE	.56	3
TOTAL CONTRACTS	3.73	3
CLEANING	2.10	3
REPAIR/MAINT	.95	3
RDS/GROUNDS	.14	2
SECURITY		
ADMINISTRATIVE	.39	2

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	230,788 SQ. FT.				215,373 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.32	1.10			1.34	1.10		
REPAIR-MAINT	3	1.34	.98			1.38	.98		
UTILITIES	3	1.45	1.52			1.47	1.59		
RDS/GRNDS/SEC	3	1.49	.83			1.60	.91		
ADMINISTRATIVE	3	.22	.23			.24	.25		
TOTAL OPER EXP	3	5.83	6.11			6.25	6.27		
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL	3	1.80	.89						
TOTAL CONTRACT	3	2.36	2.75						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6800	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	281	3
AVG % OFFICE OCCUPANCY	91.8	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	.87	3

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	1.32	3
PAYROLL	.13	3
CONTRACT	1.19	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.34	3
PAYROLL	.49	3
ELEVATOR	.18	3
HVAC	.38	3
ELECTRICAL	.09	2
STRUCT/ROOF	.04	3
PLUMBING	.02	3
FIRE/LIFE SFTY	.06	3
OTHER MAINT/SUP	.11	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.45	3
ELECTRICAL	.99	3
GAS	.40	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	1.49	3
RDS/GNDS TOTAL	.14	3
RDS/GNDS PAYRL	.03	3
RDS/GNDS CONTR	.11	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	1.35	3
SEC PAYROLL	1.03	3
SEC CONTRACTS	.51	2
SEC OTHER		
ADMIN TOTAL	.22	3
PAYROLL	.22	3
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.80	3
CLEANING	.13	3
REPAIR/MAINT	.49	3
RDS/GROUNDS	.03	3
SECURITY	1.03	3
ADMINISTRATIVE	.22	3
TOTAL CONTRACTS	2.36	3
CLEANING	1.19	3
REPAIR/MAINT	.74	3
RDS/GROUNDS	.11	3
SECURITY	.51	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Vancouver, BC
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	217,727 SQ. FT.				183,336 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	.70	.72			.70	.72		
REPAIR-MAINT	3	1.52	1.66			1.52	1.66		
UTILITIES	3	.97	.81			.97	.81		
RDS/GRNDS/SEC	3	.01	.02			.02	.02		
ADMINISTRATIVE	3	.18	.39			.22	.39		
TOTAL OPER EXP	3	3.38	3.58			4.03	4.11		
FIXED EXPENSES									
TOTAL OPER+FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	3	1.86	1.74						

OCCUPANCY INFO.	AVERAGE	BLDS
AVG SQFT/OFFICE TENANT		
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER		
AVG % OFFICE OCCUPANCY		
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT		
RENTABLE/GROSS SQFT	1.00	2

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.70	3
PAYROLL		
CONTRACT	.70	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.52	3
PAYROLL		
ELEVATOR	.24	3
HVAC	.71	2
ELECTRICAL	.11	3
STRUCT/ROOF	.15	3
PLUMBING	.04	3
FIRE/LIFE SFTY	.05	3
OTHER MAINT/SUP	.34	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	.97	3
ELECTRICAL	.60	3
GAS		
FUEL OIL		
PURCH STEAM	.37	2
PURCH CH WTR		
COAL		
WATER/SEWER	.03	3
RDS/GNDS/SEC TOTAL	.01	3
RDS/GNDS TOTAL	.01	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.18	3
PAYROLL		
MGMT FEES		
PROF FEES		
GEN OFC EXP		
OTHER ADM EXP	.13	2

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.86	3
CLEANING	.70	3
REPAIR/MAINT	1.16	3
RDS/GROUNDS	.01	3
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Victoria, BC
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	330,236 SQ. FT.				315,466 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	9					10.57	10.60	9.44	11.89
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9	10.57	10.60	9.44	11.89				
MISCELLANEOUS									
TOTAL INCOME	9	10.57	10.60	9.44	11.89				
EXPENSE									
CLEANING	10	.66	.62	.50	.64	.66	.62	.50	.64
REPAIR-MAINT	10	.86	.71	.66	1.29	.86	.71	.66	1.29
UTILITIES	10	1.06	1.13	.82	1.37	1.06	1.13	.82	1.37
RDS/GRNDS/SEC	9	.09	.11	.04	.14	.09	.11	.04	.14
ADMINISTRATIVE	10	.22	.13	.13	.46	.22	.14	.13	.46
TOTAL OPER EXP	10	2.87	3.16	2.47	3.62	2.91	3.15	2.47	3.62
FIXED EXPENSES	9	1.01	.92	.50	1.37	1.01	.92	.50	1.37
TOTAL OPER+FIX	9	3.76	3.86	3.30	4.53	3.78	3.86	3.30	4.53
LEASING EXP	8	.16	.16	.16	.16				
TOTAL PAYROLL	9	.56	.69	.38	.81				
TOTAL CONTRACT	10	1.07	.90	.82	1.10				

OCCUPANCY INFO.	AVERAGE	BLDS
AVG SQFT/OFFICE TENANT	16222	10
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	287	8
AVG % OFFICE OCCUPANCY	97.7	10
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.90	9
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.66	10
PAYROLL	.10	7
CONTRACT	.50	9
SUP/MAT/MISC	.06	2
TRASH REMOVAL		
REPR/MAINT TOTAL	.86	10
PAYROLL	.40	8
ELEVATOR	.06	7
HVAC	.26	10
ELECTRICAL	.07	9
STRUCT/ROOF	.11	9
PLUMBING	.02	10
FIRE/LIFE SFTY	.04	10
OTHER MAINT/SUP	.19	10

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.06	10
ELECTRICAL	.66	10
GAS	.04	2
FUEL OIL	.17	5
PURCH STEAM	1.09	3
PURCH CH WTR	.06	2
COAL		
WATER/SEWER	.05	8
RDS/GNDS/SEC TOTAL	.09	9
RDS/GNDS TOTAL	.07	8
RDS/GNDS PAYRL	.00	2
RDS/GNDS CONTR	.09	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.06	5
SEC PAYROLL		
SEC CONTRACTS	.06	5
SEC OTHER		
ADMIN TOTAL	.22	10
PAYROLL	.13	9
MGMT FEES		
PROF FEES		
GEN OFC EXP	.11	8
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.01	9
REAL ESTATE TAX	1.06	8
BUILDING INS	.04	9
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.16	8
ADV/PROMOTION	.16	8
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.56	9
CLEANING	.10	7
REPAIR/MAINT	.40	8
RDS/GROUNDS	.06	2
SECURITY		
ADMINISTRATIVE	.13	9
TOTAL CONTRACTS	1.07	10
CLEANING	.50	9
REPAIR/MAINT	.53	10
RDS/GROUNDS	.09	5
SECURITY	.06	5
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Victoria, BC

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	268,845 SQ. FT.				264,106 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	8					10.56	10.47	9.44	11.89
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	10.56	10.47	9.44	11.89				
MISCELLANEOUS									
TOTAL INCOME	8	10.56	10.47	9.44	11.89				
EXPENSE									
CLEANING	9	.55	.52	.49	.64	.55	.52	.49	.64
REPAIR-MAINT	9	1.03	.70	.59	1.41	1.03	.70	.59	1.41
UTILITIES	9	1.13	1.13	.87	1.52	1.13	1.13	.87	1.52
RDS/GRNDS/SEC	9	.09	.11	.04	.14	.09	.11	.04	.14
ADMINISTRATIVE	9	.23	.13	.13	.46	.24	.14	.13	.46
TOTAL OPER EXP	9	3.03	3.43	2.57	3.63	3.08	3.43	2.57	3.73
FIXED EXPENSES	8	1.04	.93	.50	1.37	1.04	.93	.50	1.37
TOTAL OPER + FIX	8	3.98	3.94	3.77	4.53	3.98	3.94	3.77	4.53
LEASING EXP	7	.16	.16	.16	.16				
TOTAL PAYROLL	8	.63	.70	.47	.81				
TOTAL CONTRACT	9	1.11	.90	.76	1.27				

OCCUPANCY INFO.	AVERAGE	BLDS
AVG SQFT/OFFICE TENANT	15106	9
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	196	7
AVG % OFFICE OCCUPANCY	97.2	9
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	12.99	8
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.66	9
PAYROLL	.12	6
CONTRACT	.51	8
SUP/MAT/MISC	.06	2
TRASH REMOVAL		
REPR/MAINT TOTAL	1.03	9
PAYROLL	.44	7
ELEVATOR	.05	6
HVAC	.29	9
ELECTRICAL	.09	8
STRUCT/ROOF	.11	8
PLUMBING	.02	9
FIRE/LIFE SFTY	.05	9
OTHER MAINT/SUP	.13	9

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	1.13	9
ELECTRICAL	.88	9
GAS		
FUEL OIL	.19	4
PURCH STEAM	1.09	3
PURCH CH WTR		
COAL		
WATER/SEWER	.05	8
RDS/GNDS/SEC TOTAL	.09	9
RDS/GNDS TOTAL	.07	8
RDS/GNDS PAYRL	.00	2
RDS/GNDS CONTR	.09	5
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.06	5
SEC PAYROLL		
SEC CONTRACTS	.06	5
SEC OTHER		
ADMIN TOTAL	.23	9
PAYROLL	.14	8
MGMT FEES		
PROF FEES		
GEN OFC EXP	.12	7
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	1.04	8
REAL ESTATE TAX	1.12	7
BUILDING INS	.04	8
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.16	7
ADV/PROMOTION	.16	7
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	.63	8
CLEANING	.12	6
REPAIR/MAINT	.44	7
RDS/GROUNDS	.00	2
SECURITY		
ADMINISTRATIVE	.14	8
TOTAL CONTRACTS	1.11	9
CLEANING	.51	8
REPAIR/MAINT	.57	9
RDS/GROUNDS	.09	5
SECURITY	.06	5
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

West Prince Rupert, BC

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	83,669 SQ. FT.				83,669 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					11.00	10.75		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	11.00	10.75						
MISCELLANEOUS									
TOTAL INCOME	3	11.00	10.75						
EXPENSE									
CLEANING	3	.93	1.01			.93	1.01		
REPAIR-MAINT	3	1.19	1.02			1.19	1.02		
UTILITIES	3	.84	.85			.84	.85		
RDS/GRNDS/SEC	3	.55	.10			.55	.10		
ADMINISTRATIVE	3	.46	.46			.46	.46		
TOTAL OPER EXP	3	3.97	3.43			3.97	3.43		
FIXED EXPENSES	3	.99	1.01			.99	1.01		
TOTAL OPER + FIX	3	4.95	4.44			4.95	4.44		
LEASING EXP	3	.16	.16						
TOTAL PAYROLL	3	1.13	1.16						
TOTAL CONTRACT	3	1.57	1.03						

OCCUPANCY INFO.	AVERAGE	BLDS
AVG SQFT/OFFICE TENANT	4589	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	473	3
AVG % OFFICE OCCUPANCY	93.3	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.70	2
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.93	3
PAYROLL	.32	3
CONTRACT	.57	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.19	3
PAYROLL	.66	3
ELEVATOR		
HVAC	.05	3
ELECTRICAL	.08	3
STRUCT/ROOF	.29	3
PLUMBING	.03	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.04	2

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	.84	3
ELECTRICAL	.41	3
GAS	.36	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	3
RDS/GNDS/SEC TOTAL	.55	3
RDS/GNDS TOTAL	.54	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.54	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.00	3
SEC PAYROLL		
SEC CONTRACTS	.00	2
SEC OTHER		
ADMIN TOTAL	.46	3
PAYROLL	.12	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.34	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.99	3
REAL ESTATE TAX	.94	3
BUILDING INS	.05	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.16	3
ADV/PROMOTION	.16	3
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.13	3
CLEANING	.32	3
REPAIR/MAINT	.66	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.12	3
TOTAL CONTRACTS	1.57	3
CLEANING	.57	3
REPAIR/MAINT	.46	3
RDS/GROUNDS	.54	3
SECURITY	.00	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

West Prince Rupert, BC

DOWNTOWN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	83,656 SQ. FT.				83,656 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	3					11.00	10.75		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	11.00	10.75						
MISCELLANEOUS									
TOTAL INCOME	3	11.00	10.75						
EXPENSE									
CLEANING	3	.93	1.01			.93	1.01		
REPAIR-MAINT	3	1.19	1.02			1.19	1.02		
UTILITIES	3	.84	.85			.84	.85		
RDS/GRNDS/SEC	3	.55	.10			.55	.10		
ADMINISTRATIVE	3	.46	.46			.46	.46		
TOTAL OPER EXP	3	3.97	3.43			3.97	3.43		
FIXED EXPENSES	3	.99	1.01			.99	1.01		
TOTAL OPER+FIX	3	4.95	4.44			4.95	4.44		
LEASING EXP	3	.16	.16						
TOTAL PAYROLL	3	1.13	1.16						
TOTAL CONTRACT	3	1.57	1.03						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4609	3
AVG SQFT/RETAIL TENANT		
AVG SQFT/OFFICE WORKER	473	3
AVG % OFFICE OCCUPANCY	93.3	3
AVG % RETAIL OCCUPANCY		
AVG $ RATE YR-END RENT	16.70	2
RENTABLE/GROSS SQFT		

DETAIL*	AVERAGE	BLDS
CLEANING TOTAL	.93	3
PAYROLL	.32	3
CONTRACT	.57	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.19	3
PAYROLL	.66	3
ELEVATOR		
HVAC	.05	3
ELECTRICAL	.06	3
STRUCT/ROOF	.29	3
PLUMBING	.03	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.04	3

DETAIL*	AVERAGE	BLDS
UTILITIES TOTAL	.84	3
ELECTRICAL	.41	3
GAS	.36	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	3
RDS/GNDS/SEC TOTAL	.55	3
RDS/GNDS TOTAL	.54	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.54	3
RDS/GNDS OTHER		

DETAIL*	AVERAGE	BLDS
SECURITY TOTAL	.00	3
SEC PAYROLL		
SEC CONTRACTS	.00	2
SEC OTHER		
ADMIN TOTAL	.46	3
PAYROLL	.12	3
MGMT FEES		
PROF FEES		
GEN OFC EXP	.34	3
OTHER ADM EXP		

DETAIL*	AVERAGE	BLDS
FIXED EXP TOTAL	.99	3
REAL ESTATE TAX	.94	3
BUILDING INS	.05	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.16	3
ADV/PROMOTION	.16	3
COMMISSIONS		
PROF FEES		
TENANT ALTS		
BUY-OUTS		
OTHER LEASING		

DETAIL*	AVERAGE	BLDS
TOTAL PAYROLL	1.13	3
CLEANING	.32	3
REPAIR/MAINT	.66	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.12	3
TOTAL CONTRACTS	1.57	3
CLEANING	.57	3
REPAIR/MAINT	.46	3
RDS/GROUNDS	.54	3
SECURITY	.00	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-AVERAGE DOLLARS/SQ. FT.

Appendices

Appendix A—EER Instructions and Survey Form

Appendix B—Pro-Forma Worksheet and Formulas

Appendix C—*BOMA/ANSI Standard Method for Measuring Floor Area in Office Buildings*

Appendix A

1989 BOMA EXPERIENCE EXCHANGE REPORT SURVEY

Building Owners and Managers Association International

1250 Eye Street, NW
Suite 200
Washington, DC
20005
202/289-7000

BOMA
INTERNATIONAL

Instructions

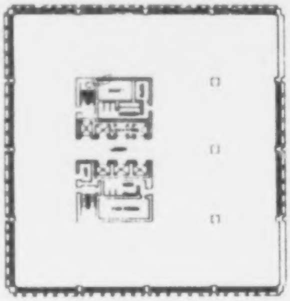
Building Data Section

Question Nº	
1-4	The name and street address of the building being reported.
5-9	The name and mailing address of the person to whom the Expense Performance Comparison is to be sent.
10	The name and telephone number of the person preparing the survey form.
11	The appropriate box checked indicates the method of floor measurement used to determine the building's square footage. (Note: if reporting in square meters, indicate this directly on the survey form.) If convenient, we prefer that you use the BOMA Standard Method of Floor Measurement "Rentable Area" full floor method as shown in the diagram below:

How to Calculate Rentable Area

The Rentable Area of a floor shall be computed by measuring to the inside finished surface of the dominant portion of the permanent outer building walls, excluding any major vertical penetration of the floor.

No deductions shall be made for columns and projections necessary to the building.



12A	Total rentable square footage of office areas. Office areas should comprise at least 70% of total building rentable area for inclusion of the building in this survey. Include space occupied by the owner and/or a single occupant.
12B	Total rentable square footage of retail areas. The total of retail and other areas (excluding parking) should not exceed 30% of the total building rentable area for inclusion in this survey.
12C	Total rentable square footage, residential, industrial and other non-office, non-retail space but not including parking area. The total of other and retail areas should not exceed 30% of total building rentable area for inclusion of the building in the survey.
12D	Total of office (12A), retail (12B) and other (12C) space.
12E	The Construction area of the building, excluding parking areas: "The Construction Area of a floor shall be computed by measuring to the outside finished surface of permanent outer building walls. The Construction Area of a building shall be the sum of the constructed area of all enclosed floors of the building, including basements, mechanical equipment, floors, penthouses, and the like." (From the American National Standard Z65.1-1980)
13	The number of buildings, if a complex is being reported. If possible please report each building in a complex separately.
14	Approximate year building opened if the actual year is not known. If more than one building, give year of building with the most space.
15	Number of above ground floors. If more than one building, give height of building with the most space. A floor with more than half of its outside wall exposed would be considered as above ground floor.
16	The nature of the building's location relative to urban character.
17	The nearest "major" city to the building. For example, if the building is in a suburb of Washington, DC, then you would report Washington, DC as the major city. If your building is not located near a major city then report the closest city of significance.
18A	Is a fee paid to an agency for the management of the building?
18B	Check the box of the category that best describes the office building's type of use:

General	Multi-tenant building. Includes buildings with owner-occupied space if there are other tenants in the building.
Single Purpose	Single tenant building or building that is 100% owner-occupied.
Medical	Building with at least 75% of its space dedicated to doctor's offices and/or medical related offices. Includes owner-occupied or single tenant building if owner/tenant is medical related.
Financial	Building with at least 75% of its space dedicated to financial offices (example: bank headquarters, investment firm, etc.) Includes owner-occupied or single tenant building if owner/tenant is finance oriented.
Government	Government-owned building or building solely occupied and operated by government

Building Data Section (Continued)

18C Is the majority of the building's insurance covered through a self insurance program (i.e., building does not pay a premium to an insurance company but maintains its own reserve fund to cover losses)? Check "no" if the majority of the building's insurance is covered in a policy with an insurance company.

19A The number of office tenants (leaseholders), retail tenants (leaseholders) and leaseholders of other space. An owner who occupies space should be counted as one tenant.

19B The square footage occupied by the owner and the largest tenant. If more than one building, sum all the owners' space and sum all the largest tenants' space for all the buildings reported.

20 The number of employees working in the office area, retail area and other area.

21 The average occupancy rate for the total office area and total retail area during the previous calendar (or fiscal) year.

22 The annual base rental rate (full service) of office space. Report the gross price quoted the last time office space was leased or offered during the previous calendar (or fiscal) year. Report in dollars per square foot per year.

Retail Area Only

Report the number of retail rentable square feet that apply to 23A, 23B, 23C below. Square feet answers should not exceed the square footage reported in line 12B.

23A The number of retail rentable square feet for which building management supplies cleaning.

23B The number of retail rentable square feet that are under a full service lease.

23C The number of retail rentable square feet for which the building provides or sells energy. The cost of this energy should be included in total building energy expenses.

Income/Expense Summary Section

Numbers in Brackets [] refer to the numbered accounts in the BOMA Chart of Accounts provided at the conclusion of this Instructions Section.

Submit data which covers only the previous calendar or fiscal year. Report in whole dollars—no cents.

The following income and expense summary sections are all that are required for reporting. The expense detail section (back side of survey form) serves as a guide for calculating expense summary figures, and you are encouraged to complete it.

24 Check the appropriate box to indicate if you are reporting in U.S. or Canadian dollars.

Income Section

Income from all rentable space, including the fair market value rent of space occupied by owner or manager. Normal escalation income and normal operating expense recovery should be reported in the appropriate rental income category, but do not include parking income.

25A Base rental and operating expense escalation/recovery income from office areas. [30 000 - 30 400]

25B Base rental and operating expense escalation/recovery income from retail areas. (For explanation of retail area, see 12B). [31 000 - 31 500]

25C Rental income from other areas such as storage space, antenna and express parcel space rental. Do not include parking income. [33 000 - 33 200]

25D Total of office rental income (25A), retail income (25B) and other space rental income (25C).

26 Report all non-rental income. Include tenant payment for extraordinary services not included in the lease (if the cost to provide those services is not reported in expenses, then include only the associated net profit), wastepaper sales, vending machine collections and non-lease-provided energy sales to tenants or other purchasers and all other income beyond rent. Do not include parking income. Normal escalation income should be reported in lines 25A-C. [33 300 - 33 500, 34 000 - 34 300]

27 Total of total rental income (25D) and miscellaneous income (26).

Expense Summary Section

Expense summary figures are totals of detail categories. The expense detail categories are on the back side of the survey form. We suggest that you skip to the back page now, complete it, and simply transfer your expenses to the expense summary section on the front.

28 All required items for both daytime and nighttime cleaning of offices, public areas, atriums, elevators, restrooms, windows, etc. Includes upkeep and ordinary expensed replacement of cleaning equipment and supplies. Exclude any expenses for machine rooms and other restricted access areas. CLEANING contains the expense detail categories of payroll, contract service, supplies and trash removal. [40 000 - 40 400]

Income/Expense Summary Section (Continued)

29 All expenses for the general repairs and maintenance of the building including common areas and general upkeep. Includes both in-house payroll and contracted services. REPAIRS AND MAINTENANCE contains the expense detail categories of payroll, contracted elevator, HVAC, electrical, structural/roof, plumbing, fire and life safety expenses, and other building maintenance supplies. [41 000 - 41 700]

30 All utilities expensed to the building. Includes energy that is sub-metered, even if you are receiving income for it. Report Total expense, not Net expense after tenant reimbursement. If utilities are metered directly from the utility company to the tenant then estimate the expense and indicate, on the form, that it is an estimate. UTILITIES contains the expense detail categories of electricity, gas, fuel oil, purchased steam, purchased chilled water, coal and water/sewer. [42 000 - 42 700]

31 Expenses related to the exterior maintenance of the building (such as landscaping, snow removal, parking lot repairs, site signage, site lighting, etc.) and expenses to the security of tenants and the building. Exclude expenses related to the building structure itself or remote mechanical equipment. If the building charges a parking fee, exclude any of the parking area's maintenance costs. ROADS/GROUNDS/SECURITY contains the expense detail categories of roads/grounds payroll, contract services and other expenses, and security payroll, contract services and other expenses. [43 000 - 43 500]

32 Expenses directly connected with administration of the building. Exclude general maintenance/operating costs and leasing expenses. ADMINISTRATIVE contains the expense detail categories of payroll, management fees, professional fees (not lease-related), general office expense and other administrative expense. [44 000 - 44 400]

33 Total of CLEANING (28), REPAIRS AND MAINTENANCE (29), UTILITIES (30), ROADS/GROUNDS/SECURITY (31), and ADMINISTRATIVE (32) EXPENSES.

34 FIXED EXPENSES contains the expense detail categories of real estate taxes, building insurance, personal property tax and other tax. [47 000 - 47 300]

35 Total of OPERATING EXPENSES (33) and FIXED EXPENSES (34).

36 Expenditures directly related to the leasing of space. Depending on the accounting methods used, report either the directly expensed value or the amortized/depreciated value. [46 000 - 46 600, 48 000 - 48 300, 49 300]

37 Check "yes" if the income figures reported in line 25 include rental charges for owner-occupied space.

38 Check "yes" if the expense figures reported in lines 28-32 and line 34 include charges for owner-occupied space. Provide names of the exceptional expense items if some of the expense items reported do not include charges for owner-occupied space. Or vice versa.

Expense Detail Section *(Refer to the back of the survey form)*

Numbers in Brackets [] refer to the numbered accounts in the BOMA Chart of Accounts provided at the conclusion of this Instructions Section.

Cleaning

39A Payroll, taxes and fringe benefits for directly employed cleaning personnel including salaried supervisors or managers. For payroll personnel jointly responsible for cleaning and repairs/maintenance, report their payroll costs in 39A and 40A in proportion to the amount of time spent in cleaning (39A) and repairs/maintenance (40A). [40 000]

39B Expenses of individuals/firms contracted from outside the normal building staff to perform specified cleaning tasks. Included here might be everything from normal space cleaning to window washing, drapery, and carpet cleaning. [40 100]

39C Expenses of ordinary cleaning supplies and materials plus expensed upkeep or replacement of cleaning equipment. Includes other miscellaneous cleaning expenses. [40 200, 40 400]

39D Trash removal expenses. [40 300]

39E Total of cleaning expenses categories (39A-D). Transfer figure to line 28 in the Expense Summary.

Repairs and Maintenance

40A Payroll, taxes and fringe benefits for directly employed operating engineers and maintenance personnel; including salaried operating or chief engineer. (See 39A) [41 000]

40B Expense of elevator contract services and supplies/materials. [41 100]

40C Expense of HVAC contract services and supplies/materials. [41 200]

40D Expense of electrical contract services and supplies/materials. [41 300]

40E Expense of structural/roof contract services and supplies/materials. [41 400]

40F Expense of plumbing contract services and supplies/materials for domestic waste and sewage services. Exclude piping for the mechanical system or sprinkler/standpipe system. [41 500]

40G Expense of fire and life safety contract services and supplies/materials. [41 600]

Expense Detail Section (Continued) *(Refer to the back of the survey form)*

Repairs and Maintenance (Continued)

40H	Contracts and services for general upkeep, including non-tenant areas such as lobbies and hallways. Include other repairs and maintenance contract expenses and general supplies not allocated to the previous categories. [41 700]
40I	Total of repairs and maintenance expense categories (40A-H). Transfer figure to line 29.

Utilities

41A	Check "yes" if the building's energy is supplied by electricity only and no other fuel types are used except for on-site electricity generation.
41A-1	Check "yes" if the building's electricity charges are determined by a pricing schedule that changes according to the building's electric usage during specified periods.
41A-2	Check "yes" if the building utilizes on-site equipment to supplement at least part of its normal electric consumption. This does not apply to generators used only in emergencies.
41B-O	For the remaining utility expense categories (41B-N), report the total expense and usage amounts for each energy type (refer to monthly utility bills for energy usage amounts). Report the total of the utility expense categories in line 41O, transfer figure to line 30. [42 000 - 42 700]

Roads/Grounds/Security
Roads and Grounds

42A	Payroll, taxes and fringe benefits for directly employed roads/grounds personnel. [43 000]
42B	Expenses of individuals/firms contracted from outside the normal building staff to perform specified roads/grounds tasks. [43 100]
42C	Expenses of maintenance supplies and materials used in upkeep of exterior areas such as fertilizer and ice melt chemicals. Include cost of maintenance of roads/grounds equipment and any other miscellaneous expense. [43 200]
42D	Total of roads/grounds expense categories (42A-C).

Roads/Grounds/Security
Security

42E	Payroll, taxes and fringe benefits for directly employed security personnel. [43 300]
42F	Expenses of individuals/firms contracted from outside the normal building staff to perform specified security tasks. [43 400]
42G	Ordinary supplies necessary to operate a security program such as batteries, control forms, access cards, etc. and any other miscellaneous security expenses. [43 500]
42H	Total of security expense categories (42E-G).
42I	Total of total roads/grounds (42D) and total security expense categories (42H). Transfer figure to line 31.

Administrative

43A	Payroll, taxes and fringe benefits for directly employed administrative personnel such as building manager, building secretary, assistant building manager. If you checked "no" in line 18A you should report an expense here. (Engineering, maintenance and other building staff payroll should be reported on line 40A.) [44 000]
43B	Fees if building is managed under a management contract. If you checked "yes" in line 18A you should report an expense here. [44 100]
43C	Professional fees include 1) legal fees pertaining to the operation of the building such as labor disputes and contractor agreements, and 2) accounting, data processing and auditing costs necessary to satisfy tenant lease requirements and permanent lender requirements. Exclude legal cost pertaining to leasing, cost of owner's income tax work, partnership reporting requirements or other non-operating accounting work. [44 200]
43D	General expense of running and maintaining the Office of Building Management such as: supplies, furniture, telephone, temporary help, and postage. Include "office rent" for the Office of Building Management, calculated at fair market value. [44 300]
43E	Other expenses such as engineering consultants, advertising for employees, service contract solicitation, auto expense, travel and entertainment, training, and any other non-leasing purpose: business license, dues and subscriptions or miscellaneous expense. [44 400]
43F	Total of administrative expense categories (43A-E). Transfer figure to line 32.

Fixed Expenses

44A	Total land and building real estate taxes. [47 000]
44B	All types of building insurance including fire, casualty, errors and omissions. Excludes insurance relating to employee benefits; this belongs in the appropriate payroll category. [47 100]

Expense Detail Section (Continued) *(Refer to the back of the survey form)*

Fixed Expenses (Continued)

44C	Personal property tax expense. [47 200]
44D	Any kind of annual or periodic tax, excise tax, gross sales tax, or leasing tax. [47 300]
44E	Total of fixed expense categories (44A-D). Transfer figure to line 34.

Leasing Expenses

In the following questions, please report the amounts that are expensed or amortized/depreciated. The same expenditure should not be reported twice; it is either directly expensed or amortized/depreciated. However, if some expenditures are directly expensed and others are amortized/depreciated, report all such expenditures in the appropriate columns.

45A	Costs for advertising and promoting building space. Report the directly expensed value. [46 000]
45B	Leasing commissions for obtaining tenants. Report the directly expensed amount [46 100] or the amortized amount. [48 300]
45C	Legal and other professional fees incurred for leasing negotiations. Report the directly expensed value. [46 200]
45D	Alteration expenditures made during the year to retain current tenants or secure new tenants. Include the value of standard items supplied from building inventory and deduct all tenant contributions toward alterations cost. Report the directly expensed amount [46 300] or the depreciated amount [49 300].
45E	Expense of buying out existing tenants. Report the directly expensed amount [46 600] or the amortized amount [48 200].
45F	Other costs associated with the execution of a lease such as costs of preparing documents, and cash advances for moving expenses. Report the directly expensed amount [46 400] or the amortized amount [48 000].
45G	Total of leasing expense categories (45A-F). Transfer figure to line 36.

Partial BOMA Chart of Accounts

The following partial chart of accounts is from BOMA International's recently published ***The New BOMA Office Building Industry Functional Accounting Guide and Chart of Accounts****. They are referenced in the Instructions Section, to indicate which accounts should and should not be included in the survey. The entire chart of accounts, as well as associated reference and discussion material, is presented in the full publication which may be ordered from the Marketing Department, BOMA International, 1250 Eye Street, NW, Suite 200, Washington DC 20005. ($35 for members and $45 for non-members)*

REVENUE/INCOME

Office Rent

- 30 000 Base Rent
- 100 Pass-Throughs
  - Operating Expense
  - Real Estate Tax
  - Business Tax
  - Insurance
  - Common Area Operation
    - Operating Expenses
    - Taxes
    - Other
- 200 Escalations
  - Operating Expense
  - Real Estate Tax
  - Consumer Price Index
- 300 Lease Cancellations
- 400 Rent Abatements

Retail Rent

- 31 000 Base Rent
- 050 Overage or Percentage Rents
- 100 Pass-Throughs
  - Operating Expense
  - Real Estate Tax
  - Business Tax
  - Insurance
  - Common Area Maintenance
    - Operating Expense
    - Taxes
    - Other
- 200 Escalations
  - Operating Expense
  - Real Estate Tax
  - Consumer Price Index
- 300 Lease Cancellations
- 400 Rent Abatements
- 500 Merchant Association Dues Income

Parking Income

- 32 000 Daily/Transient
- 100 Monthly
- 200 Annual
- 300 Other Services

Other Space Rent

- 33 000 Storage Space
- 100 Antenna
- 200 Express Parcel Space Rental
- 300 Tenant Services
- 400 Shared Tenant Services
- 500 Other

Miscellaneous Income

- 34 000 Vending Machines
- 100 Telephones
- 200 Signs
- 300 Late Charges

OPERATING EXPENSES

Cleaning Expense

- 40 000 Payroll, Taxes, Fringes
  - Salaries/Wages
    - Salaries
    - Hourly Wages
    - Temporary
    - Placement Costs
      - Advertisements
      - Headhunter Fees
  - Benefits
    - Vacations
    - Payroll Taxes
      - FICA
      - Federal Unemployment
      - State Unemployment
    - Workers' Compensation
    - Pensions
    - Medical
    - Life Insurance
    - Continuing Education
    - Other
- 100 Contract Services
  - Daily Cleaning Service
  - Window Cleaning
  - Special Cleaning
  - Other (especially not budgeted)
- 200 Supplies/Materials/Miscellaneous
  - Restroom Supplies
  - Trash Can Liners/Floor Cleaning Supplies
  - Small Tools & Equipment
  - Uniforms
  - Laundry
  - Repairs/Maintenance
    - Parts
    - Labor
    - Outside

Partial BOMA Chart of Accounts (Continued)

- 300 Trash Removal
  - Routine
  - Other (typically not budgeted)
- 400 Other

Repairs/Maintenance

- 41 000 Payroll, Taxes, Fringes
  - Salaries/Wages
    - Salaries
    - Hourly Wages
    - Temporary
    - Placement Costs
      - Advertisements
      - Headhunter Fees
  - Benefits
    - Vacations
    - Payroll Taxes
      - FICA
      - Federal Unemployment
      - State Unemployment
      - Workers' Compensation
    - Pensions
    - Medical
    - Life Insurance
    - Continuing Education
    - Other
- 100 Elevator Contracts/Materials
  - Service Contracts
  - Small Tools and Equipment
  - Licenses and Inspection Fees
- 200 HVAC Contracts/Materials
  - Small Tools and Equipment
  - HVAC: Electricity Service Contracts
  - HVAC: Water Service Contracts
  - HVAC: Fuel Oil Service Contracts
  - HVAC: Sewage Service Contracts
  - HVAC: Equipment Rental
- 300 Electrical Contracts/Materials
  - Service Contracts
  - Small Tools and Equipment
  - Licenses and Inspection Fees
- 400 Structural/Roof Contracts/Materials
- 500 Plumbing
- 600 Fire and Life Safety
  - Alarm System Purchases
  - Alarm System Maintenance
  - Fire Prevention Expenses: Inspections, Repairs
- 700 Other Building Maintenance/Supplies

Utilities

- 42 000 Electric
- 100 Gas
- 200 Fuel Oil
- 300 Purchased Steam
- 400 Purchased Chilled Water
- 500 Coal
- 600 Water
- 700 Sewer

Roads/Grounds/Security

- 43 000 R/G Payroll, Taxes, Fringes
  - Salaries/Wages
    - Salaries
    - Hourly Wages
    - Temporary
    - Placement Costs
      - Advertisements
      - Headhunter Fees
  - Benefits
    - Vacations
    - Payroll Taxes
      - FICA
      - Federal Unemployment
      - State Unemployment
      - Worker's Compensation
    - Pensions
    - Medical
    - Life Insurance
    - Continuing Education
    - Other
- 100 R/G Contract Services
- 200 R/G Other Expenses
- 300 Security Payroll, Taxes, Fringes
  - Salaries/Wages
    - Salaries
    - Hourly Wages
    - Temporary
    - Placement Costs
      - Advertisements
      - Headhunter Fees
  - Benefits
    - Vacations
    - Payroll Taxes
      - FICA
      - Federal Unemployment
      - State Unemployment
      - Worker's Compensation
    - Pensions
    - Medical
    - Life Insurance
    - Continuing Education
    - Other
- 400 Security Contract Services
- 500 Security Other Expenses

Administrative

- 44 000 Payroll, Taxes, Fringes
  - Salaries/Wages
    - Salaries
    - Hourly Wages
    - Temporary
    - Placement Costs
      - Advertisements
      - Headhunter Fees
  - Benefits
    - Vacations
    - Payroll Taxes
      - FICA
      - Federal Unemployment
      - State Unemployment
      - Workers' Compensation
    - Pensions
    - Medical
    - Life Insurance
    - Continuing Education
    - Other
- 100 Management Fees
  - Base
  - Incentive
  - Agent Managed
  - Direct Management Fee
  - General Partner Management Fee
- 200 Professional Fees
  - Legal Fees
  - Audit Fees
  - Tax Fees
  - Other Consultants
  - Trustees Fees
- 300 General Office Expense
  - Leasing Furniture/Equipment
  - Supplies/Materials
  - Postage
  - Telephone
  - Space Rent
  - Repairs/Maintenance
- 400 Other Administrative Expense
  - Travel/Entertainment
  - Dues/Subscriptions/Donations
  - Management Accounting Service
  - Data Processing
  - Errors/Omission Insurance
  - Car Allowance
  - Directors Fee
  - Merchant Association Expense
  - Special Events/Ceremony
  - Political Donations

Parking Operations

- 45 000 Cleaning Expense
- 100 Repairs/Maintenance
- 200 Utilities
- 300 Roads/Grounds/Security
- 400 Administrative
- 500 Fixed Expense
- 600 Leasing Expense

Leasing Expenses

- 46 000 Advertising/Promotion
- 100 Commissions (if directly expensed; otherwise see 48 300)
- 200 Professional Fees
- 300 Tenant Alterations (if directly expensed; otherwise see 49 300)
- 400 Leasing Costs (if directly expensed; otherwise see 48 000)
- 500 Rent Abatements (if directly expensed; otherwise see 48 100)
- 600 Buyouts (if directly expensed; otherwise see 48 200)

Fixed Expenses

- 47 000 Real Estate Taxes
- 100 Building Insurance
  - Liability
  - General
  - Boiler
- 200 Personal Property Taxes
- 300 Other

AMORTIZATION AND DEPRECIATION EXPENSES

Amortization

- 48 000 Amortization of Leasing Costs
- 100 Amortization of Rent Abatements
- 200 Amortization of Lease Buyouts
- 300 Amortization of Leasing Commissions

Depreciation

- 49 000 Depreciation: Building
- 100 Depreciation: Leasehold Improvements
- 200 Depreciation: Building Improvements
- 300 Depreciation: Tenant Improvements
- 400 Depreciation: Garage
- 500 Depreciation: Parking Lot Facilities
- 600 Depreciation: Operating Equipment
  - Cleaning Equipment
  - Repairs/Maintenance
  - Roads/Grounds/Security
- 700 Depreciation: Office Equipment
  - Furniture
  - Computers
  - Copiers
  - Telephone System
- 800 Depreciation: Artwork
- 900 Depreciation: Other

FINANCIAL INCOME AND EXPENSES

Interest Income

- 50 000 Accounts as Needed

Interest Expense

- 51 000 Accounts as Needed

Ground Rent

- 52 000 Accounts as Needed

Amortization of Financing Costs

- 53 000 Accounts as Needed

Provision for Bad Debts

- 54 000 Accounts as Needed

Income Tax Expenses

- 55 000 Accounts as Needed
  - Federal
  - State
  - Local
  - Other

Transfer/Closing Accounts

- 59 000 Accounts as Needed

1989 BOMA EXPERIENCE EXCHANGE REPORT FOR DOWNTOWN AND SUBURBAN OFFICE BUILDINGS
Data for Calendar or Fiscal Year 1988

P	I	E

PEEL MAILING LABEL FROM BACK COVER AND PLACE HERE

DEADLINE: MARCH 15

Send to:
1250 Eye Street, NW, Suite 200
Washington, DC 20005
202-289-7000

BUILDING DATA

1. BUILDING NAME ______
2. ADDRESS ______
3. CITY ______
4. STATE/PROV ______ ZIP/ZONE ______

Person to whom EPC analysis is to be sent:

5. NAME ______
6. COMPANY ______
7. ADDRESS ______ SUITE ______
8. CITY ______
9. STATE/PROV ______ ZIP/ZONE ______

Person preparing form:

10. NAME ______ PHONE ( ) ______
11. Indicate the method of floor measurement used to determine the building's square footage.
    1. ☐ BOMA Rentable 2. ☐ GSA 3. ☐ New York (REB 68)
    4. ☐ BOMA Usable 5. ☐ Other: ______
12. **RENTABLE SQUARE FOOTAGE**
    A. Rentable Office Area ______
    B. Rentable Retail Area ______
    C. Rentable Other Area ______
    D. TOTAL RENTABLE AREA ☐
    E. **TOTAL CONSTRUCTION AREA** WITHOUT PARKING ☐
13. Number of building in this report ______
14. Year building opened ______
15. Number of above-ground stories ______
16. Where is the building located? 1. ☐ Downtown area 2. ☐ Suburban area
17. What Major City is it in or near? ______

18A. Is this building operated by a private management agency? ☐ Yes ☐ No

18B. Which *one* of these categories best fits this building's type of use?
1. ☐ General (Multi-tenant)
2. ☐ Single Purpose
3. ☐ Medical
4. ☐ Financial
5. ☐ Government-owned or solely occupied & operated by gov't

18C. Is this building self-insured? ☐ Yes ☐ No

19A. How many leaseholders (tenants) hold space in
1. Office area ______
2. Retail area ______
3. Other area ______

19B. So Ft occupied by:
1. Owner ______
2. Largest tenant ______

20. What is the number (population) of employees/workers in:
1. Office area ______
2. Retail area ______
3. Other area ______

21. What was your average occupancy rate for the Calendar Year 1988? 1. Office area ______ % 2. Retail area ______ %
22. The last time you leased or offered office space during this reporting period, what was its gross annual base rental rate (full service)? $ ______ Dollars per sq ft per year
23. **RETAIL AREA ONLY:** about how many rentable square feet:
    A. Do you provide cleaning? ______ SQ FT Retail
    B. Are under full service lease? ______ SQ FT Retail
    C. Buy or are provided energy, cost for which is in your utilities? (Whether supplied, passed through or sold.) ______ SQ FT Retail

INCOME/EXPENSE SUMMARY *(see reverse)*

Please submit data which covers only actual '88 calendar or fiscal year. Report in whole dollars—no cents.

24. Dollars are: ☐ US ☐ Canadian

INCOME DATA

25. Gross Rental Income (Base + Escalators)
    A. Office $ ______
    B. Retail $ ______
    C. Other Space Rent $ ______
    D. Total Rental Income $ ______
26. Miscellaneous $ ______
27. TOTAL INCOME $ ______

EXPENSE DATA

28. Cleaning $ ______ line 30E
29. Repairs & Maintenance $ ______ line 40I
30. Utilities (Gross) $ ______ line 41O
31. Roads/Grounds/Security $ ______ line 42I
32. Administrative $ ______ line 43F
33. TOTAL OF ALL OPERATING EXPENSES $ ______ Total lines 28-32
34. Fixed Expenses $ ______ line 44E
35. TOTAL OPERATING AND FIXED EXPENSES $ ______ Total lines 33-34
36. Leasing Expenses $ ______ Directly Expensed–line 45G1 $ ______ Amortized/Deprec–line 45G2
37. Do the income figures you reported include rental charges for owner-occupied space? ☐ Yes ☐ No
38. Do the expense figures include charges for owner-occupied space? ☐ Yes ☐ No

Exceptions: ______

Over for Expense Detail Section

BUILDING NAME ____________________

EXPENSE DETAIL DATA

TRANSFER ALL TOTALS TO FRONT

39. CLEANING

A. Payroll, Taxes, Fringes $ ______

B. Contract Services $ ______

C. Supplies/Materials/Misc. $ ______

D. Trash Removal $ ______

E. TOTAL CLEANING $ ______ Transfer to Front

40. REPAIRS/MAINTENANCE

A. Payroll, Taxes, Fringes $ ______

B. Elevator $ ______

C. HVAC $ ______

D. Electrical $ ______

E. Structural/Roof $ ______

F. Plumbing $ ______

G. Fire and Life Safety $ ______

H. Other Building Maint./Supplies $ ______

I. TOTAL REPAIRS AND MAINTENANCE $ ______ Transfer to Front

41. UTILITIES

A. Is this building all electric? ☐ Yes ☐ No

A-1. Is this building on time of day electric pricing? ☐ Yes ☐ No

A-2. Does this building routinely utilize on-site equipment to generate electricity? ☐ Yes ☐ No

B. Electric	$ ______	C.	______ KWH
D. Gas	$ ______	E.	______ MCF
F. Fuel Oil	$ ______	G.	______ US GALS
H. Purchased Steam	$ ______	I.	______ 1000 LBS
J. Pur. Chill Wtr	$ ______	K.	______ 1000 Tons-HRS
L. Coal	$ ______	M.	______ Tons (2000 LB)
N. Water/Sewer	$ ______		

O. TOTAL UTILITIES $ ______ Transfer to Front

42. ROADS/GROUNDS/SECURITY

ROADS/GROUNDS

A. Payroll, Taxes, Fringes $ ______

B. Contract Services $ ______

C. Other Rds/Grnds Exp $ ______

D. Total Roads/Grounds $ ______

SECURITY

E. Payroll, Taxes, Fringes $ ______

F. Contract Services $ ______

G. Other Security Expense $ ______

H. Total Security $ ______

I. TOTAL ROADS/ GROUNDS/SECURITY $ ______ Transfer to Front

43. ADMINISTRATIVE

A. Payroll, Taxes, Fringes $ ______

B. Management Fees $ ______

C. Professional Fees $ ______

D. General Office Expense $ ______

E. Other Admin. Expense $ ______

F. TOTAL ADMINISTRATIVE $ ______ Transfer to Front

44. FIXED EXPENSES

A. Real Estate Taxes $ ______

B. Building Insurance $ ______

C. Personal Property Tax $ ______

D. Other Tax $ ______

E. TOTAL FIXED EXPENSES $ ______ Transfer to Front

45. LEASING EXPENSES

	Directly expensed	Amortized/ depreciated
A. Advertising/Promotion	$ ______	
B. Commissions	$ ______	$ ______
C. Professional Fees	$ ______	
D. Tenant Alterations	$ ______	$ ______
E. Buy-Outs	$ ______	$ ______
F. Other Leasing Costs	$ ______	$ ______
G. TOTAL LEASING EXPENSES	$ ______ G1 Transfer to Front	$ ______ G2 Transfer to Front

Appendix B

APPENDIX B
PRO FORMA WORKSHEET
1989 EXPERIENCE EXCHANGE REPORT

	BLDG RENTABLE Calculations to determine $ per sq/ft	YOUR BUILDING FIGURES	EER ANALYSIS FIGURES	OFFICE RENTABLE Calculations to determine $ per sq/ft	YOUR BUILDING FIGURES	EER ANALYSIS FIGURES
INCOME						
OFFICE AREA	N/A			25A/12A		
RETAIL AREA	25B/12D			N/A		
OTHER AREA	25C/12D			N/A		
MISCELLANEOUS	26/12D			N/A		
TOTAL INCOME	27/12D			N/A		
EXPENSE						
CLEANING	28/12D			28/(12A +12C +23A)		
REPAIR/MAINT	29/12D			29/(12A +12C +23B)		
UTILITIES	30/12D			30/(12A +12C +23C)		
RDS/GNDS/SEC	31/12D			31/12A		
ADMINISTRATIVE	32/12D			32/12A		
TOTAL OPER EXP	33/12D			33/12A		
FIXED EXPENSES	34/12D			34/12A		
TOTAL OPER + FIXED	35/12D			35/12A		
LEASING EXPENSE	36/12D			N/A		

Appendix C

AMERICAN NATIONAL STANDARD

An American National Standard implies a consensus of those substantially concerned with its scope and provisions. An American National Standard is intended as a guide to aid the manufacturer, the consumer, and the general public. The existence of an American National Standard does not preclude anyone, whether he has approved the standard or not, from manufacturing, marketing, purchasing, or using products, processes, or procedures not conforming to the standard. American National Standards are subject to periodic review and users are cautioned to obtain the latest editions.

CAUTION NOTICE: This American National Standard may be revised or withdrawn at any time. The procedures of the American National Standards Institute require that action be taken to reaffirm, revise or withdraw this standard no later than five years from the date of publication. Purchasers of American National Standards may receive the most current information on all standards by calling or writing the American National Standards Institute.

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INTERNATIONAL

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Preface

In 1915 the Building Owners and Managers Association International developed the first standard method of floor measurement for office buildings. This was readily accepted as a national standard and served the industry for more than thirty-five years without occasion for amendment. With the advent of "block type" building design, a revised standard method of floor measurement was adopted by the Building Owners and Managers Association International in 1952. This was further revised in 1955 to become the American National Standard, of which BOMA International was a co-sponsor.

In 1971, the Standard was again revised to reflect modern leasing concepts and practices in effect at that time. BOMA International again revised the Standard in 1980 to further clarify the point to which measurements are taken relative to the exterior wall of a building and to establish the two basic methods that are used in measuring the office area of a given floor.

The American National Standard for measuring office areas in a building is the result of joint action by participating organizations under the auspices of the American National Standards Institute.

Originally adopted September 15, 1915 - Reissued (without change) December 1, 1925 - Revised and reissued December 8, 1952 - Revised and readopted December 6, 1955, and reissued January 10, 1956 -Reprinted April, 1963; April, 1966; April, 1970. Revised and readopted June, 1971 and reprinted April, 1972; February, 1973; August, 1976. Revised and readopted June, 1980 and reissued August, 1980.

AMERICAN NATIONAL STANDARD
Z65.1 - 1980 Method for Measuring Floor Space in Office Buildings (revision of ANSI Z65.1 - 1972) Approved July, 1980.

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Foreword

(This Foreword is not a part of American National Standard Method for Measuring Floor Area in Office Buildings, ANSI Z65.1 -1980).

The purpose of a standard is to permit communication and computation on a clear and understandable basis. Another important purpose is to allow comparison of values on the basis of a generally agreed upon unit of measurement. The Building Owners and Managers Association International has sponsored the Standard Method of Floor Measurement for more than sixty years. The BOMA Standard has been the one accepted and approved by the American National Standards Institute for many years. The result is a unit of measurement that can be used by building owners, managers, tenants, appraisers, architects, lending institutions and others to compute the floor area of an office building.

It should be noted that this standard can and should be used in measuring office space in old as well as new buildings. It is applicable to any architectural design or type of construction.

The Building Owners and Managers Association International urges all its members and others in the office building industry to use this method to measure office space. This publication also includes the approved method of measuring street level store space in office buildings, and also "construction area" (to be used primarily to determine building cost or value).

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Introduction

This booklet describes standard methods of measuring office building Usable Area, Rentable Area, Store Area, and Construction Area.

Usable Area

This method measures the actual occupiable area of a floor or an office suite and is of prime interest to a tenant in evaluating the space offered by a landlord and in allocating the space required to house personnel and furniture. The amount of Usable Area on a multi-tenant floor can vary over the life of a building as corridors expand and contract and as floors are remodeled. Usable Area on a floor can be converted to Rentable Area by the use of a conversion factor.

Rentable Area

This method measures the tenant's pro rata portion of the entire office floor, excluding elements of the building that penetrate through the floor to areas below. The Rentable Area of a floor is fixed for the life of a building and is not affected by changes in corridor sizes or configuration. This method is therefore recommended for measuring the total income producing area of a building and for use in computing the tenant's pro rata share of a building for purposes of rent escalation. Lenders, architects and appraisers will use Rentable Area in analyzing the economic potential of a building.

It is recommended that on multi-tenant floors the landlord compute both the Rentable and Usable Area for any specific office suite.

Store Area

This method measures the ground floor rentable area of an office building for occupancy as store space.

Construction Area

This method of measurement is to be used primarily to determine building cost or value and is not used for leasing purposes except where an entire building is leased to a single tenant.

DEFINITIONS

1) "Finished Surface" shall mean a wall, ceiling or floor surface, including glass, as prepared for tenant use, excluding the thickness of any special surfacing materials such as paneling, furring strips and carpet.

2) "Dominant Portion" shall mean that portion of the inside finished surface of the permanent outer building wall which is 50% or more of the vertical floor-to-ceiling dimension measured at the dominant portion. If there is no dominant portion, or if the dominant portion is not vertical, the measurement for area shall be to the inside finished surface of the permanent outer building wall where it intersects the finished floor.

3) "Major Vertical Penetrations" shall mean stairs, elevator shafts, flues, pipe shafts, vertical ducts, and the like, and their enclosing walls, which serve more than one floor of the building, but shall not include stairs, dumb-waiters, lifts, and the like, exclusively serving a tenant occupying offices on more than one floor.

4) "Office" shall mean the premises leased to a tenant for which a measurement is to be computed.

CONVERSION FORMULA

$$\frac{\text{Rentable Area}}{\text{Usable Area}} = \text{Rentable/Usable Ratio} \quad (\text{"R/U Ratio"})$$

Usable Area x R/U Ratio=Rentable Area

$$\frac{\text{Rentable Area}}{\text{R/U Ratio}} = \text{Usable Area}$$

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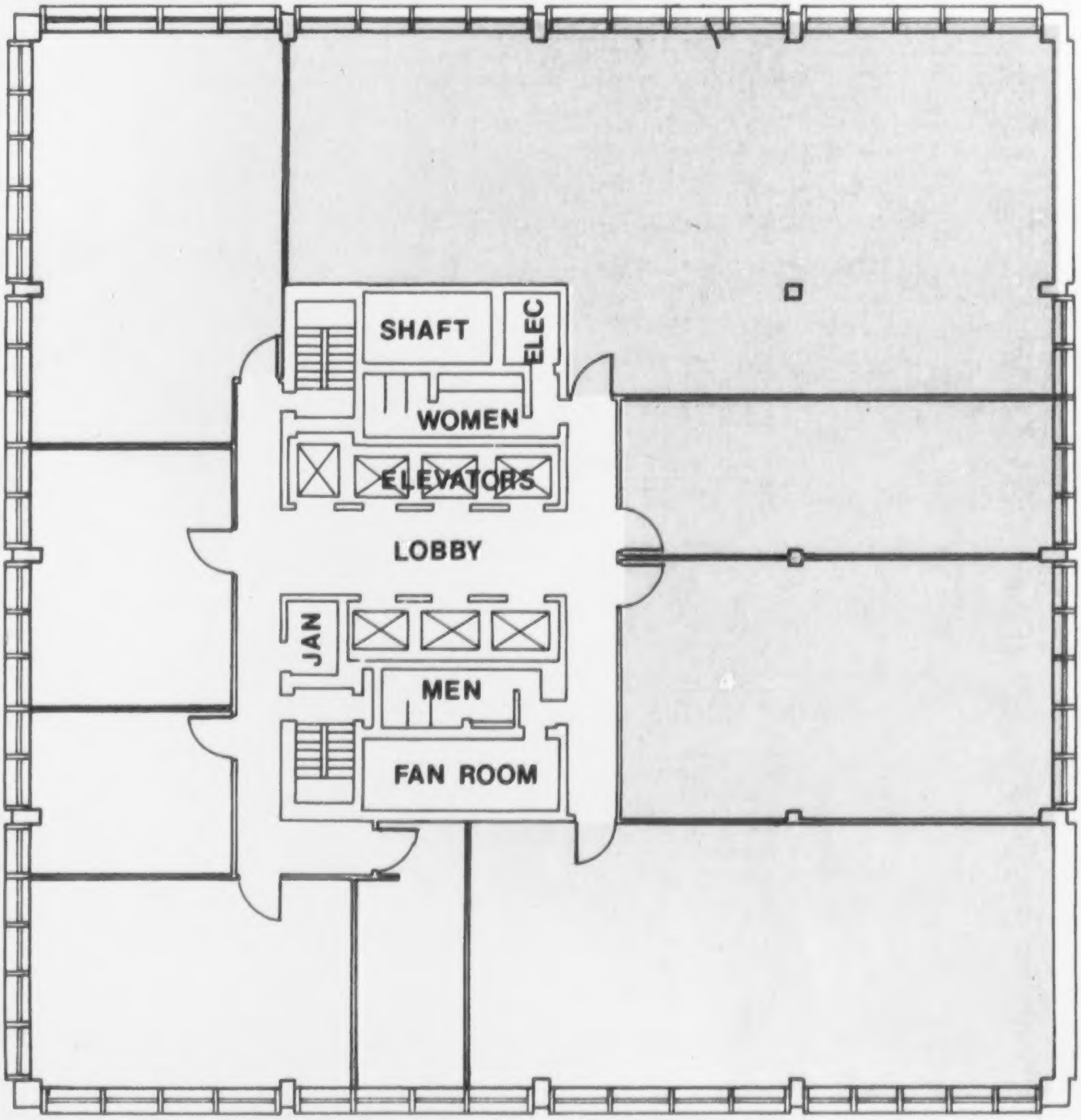
Usable Area

The Usable Area of an office shall be computed by measuring to the finished surface of the office side of corridor and other permanent walls, to the center of partitions that separate the office from adjoining Usable Areas, and to the inside finished surface of the dominant portion of the permanent outer building walls.

No deductions shall be made for columns and projections necessary to the building.

The Usable Area of a floor shall be equal to the sum of all Usable Areas on that floor.



*Note: Assumes glass line as illustrated is the dominant portion. See illustrations "A" through "D".

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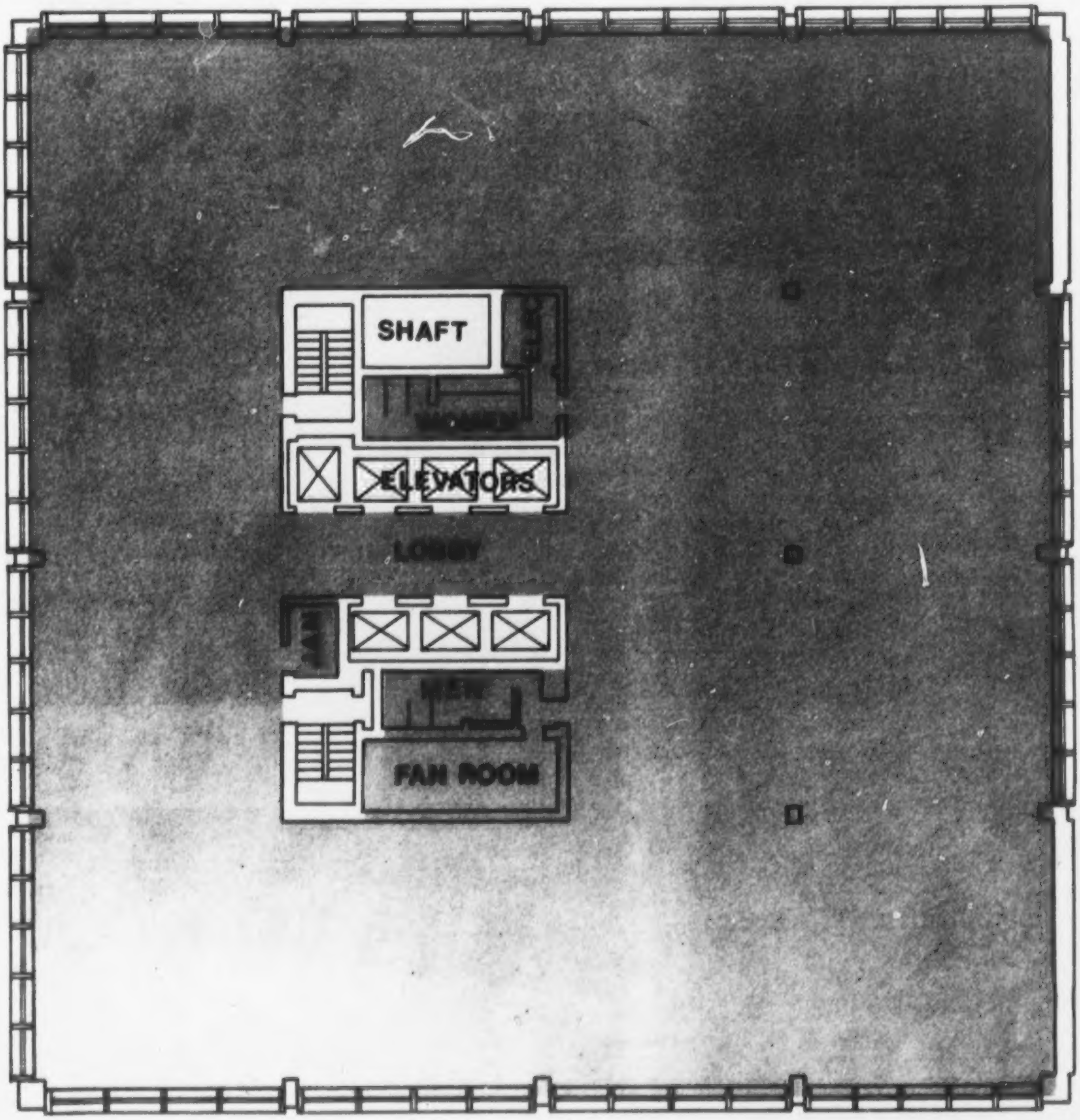
Rentable Area

The Rentable Area of a floor shall be computed by measuring to the inside finished surface of the dominant portion of the permanent outer building walls, excluding any major vertical penetrations of the floor.

No deductions shall be made for columns and projections necessary to the building.

The Rentable Area of an office on the floor shall be computed by multiplying the Usable Area of that office by the quotient of the division of the Rentable Area of the floor by the Usable Area of the floor resulting in the "R/U Ratio" described herein.



*Note: Assumes glass line as illustrated is the dominant portion. See illustrations "A" through "D".

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Construction Area

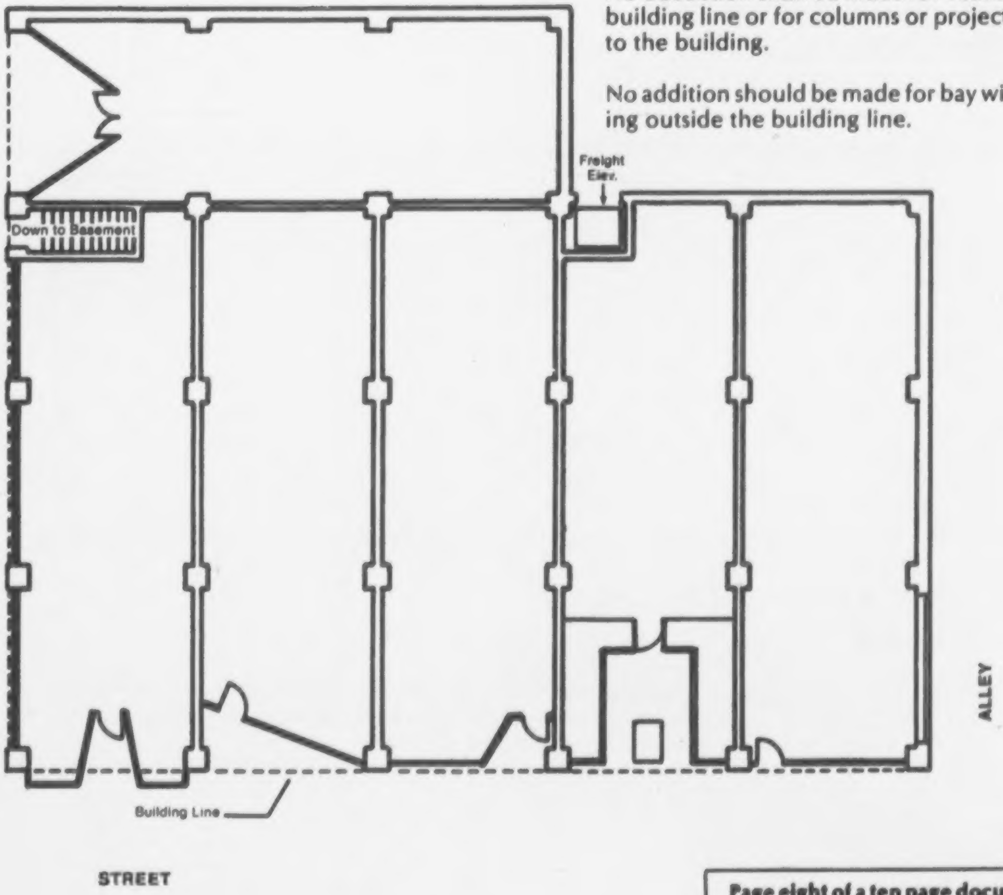
The Construction Area of a floor shall be computed by measuring to the outside finished surface of permanent outer building walls. The Construction Area of a building shall be the sum of the Construction Area of all enclosed floors of the building, including basements, mechanical equipment floors, penthouses, and the like.

Store Area

The number of square feet in a ground floor Store Area shall be computed by measuring from the building line in the case of street frontages, and from the inner surface of other outer building walls and from the inner surface of corridor and other permanent partitons and to the center of partitions that separate the premises from adjoining rentable areas.

No deduction shall be made for vestibules inside the building line or for columns or projections necessary to the building.

No addition should be made for bay windows extending outside the building line.



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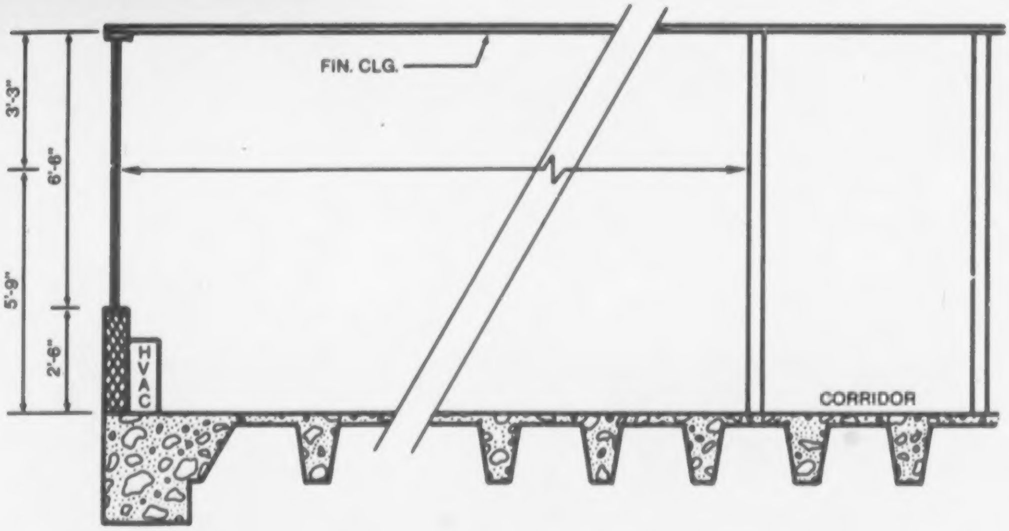
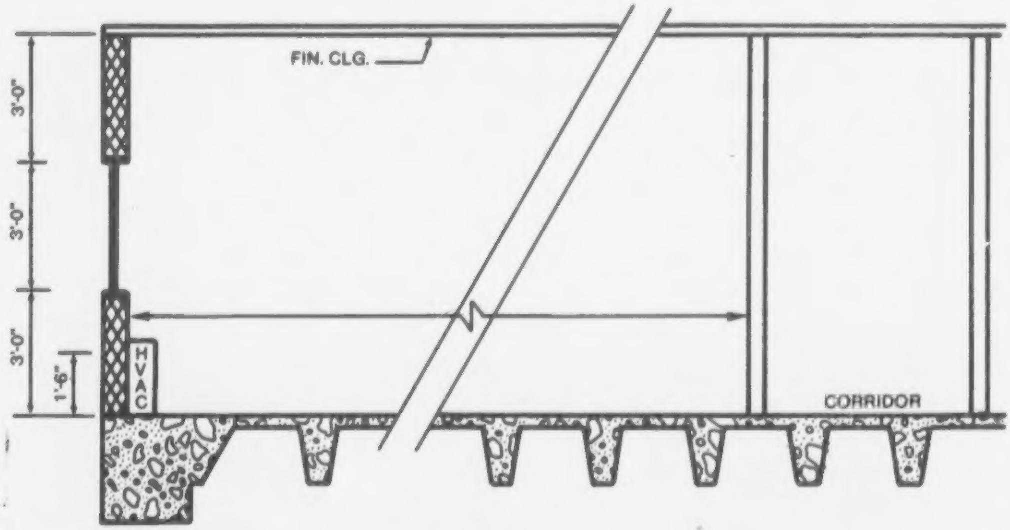


Illustrates a vertical permanent outer building wall where glass comprises 50% or more of the vertical floor-to-ceiling dimension and, therefore, is the dominant portion. Points of measurement are shown by the connected arrows.

Ⓑ



Illustrates a vertical permanent outer building wall where non-glass material comprises 50% or more of the vertical floor-to-ceiling dimension and, therefore, is the dominant portion. Points of measurement are shown by the connected arrows.

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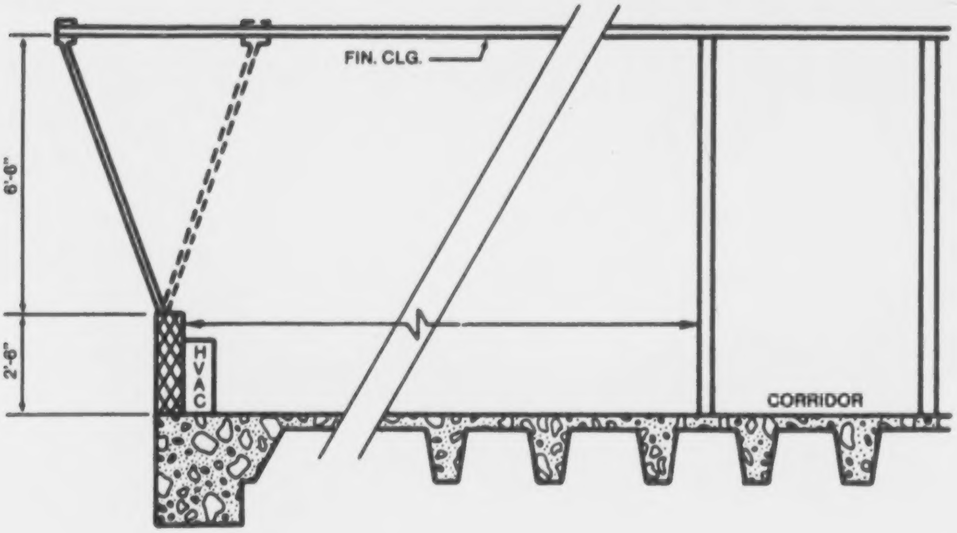
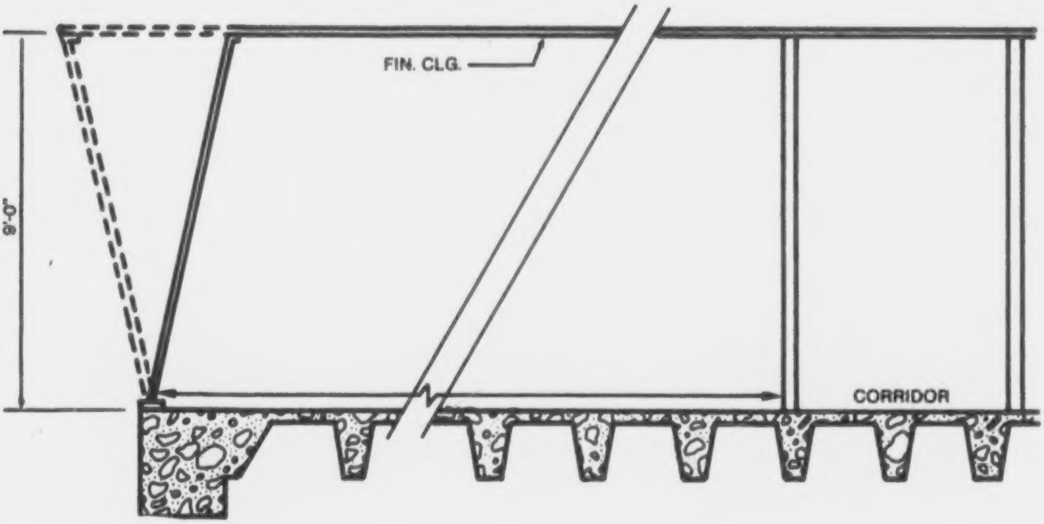
Ⓒ


FIN. CLG.
6'-6"
2'-6"
HVAC
CORRIDOR

Illustrates a partially non-vertical permanent outer building wall. Points of measurement are shown by the connected arrows.

Ⓓ


FIN. CLG.
9'-0"
CORRIDOR

Illustrates a non-vertical permanent outer building wall. Points of measurement are shown by the connected arrows.

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